



3 Dormary Close Huntington
York, YO32 9LN

25% Shared Ownership £96,250

4 2 1

FOUR BEDROOM, THREE STOREY TOWNHOUSE - 25% Shared Ownership (Full Market Value £385k) IDEAL FIRST TIME BUY. This fabulous, bright and spacious four bedroom home is offered as a shared ownership scheme alongside the well-regarded Joseph Rowntree Housing Trust (subject to certain criteria being met by potential buyers). Ideally positioned for easy access into York city centre, served by local shops and schools as well as the outer ring road. Tucked neatly between New Earswick and Huntington, the property is therefore served by open spaces, frequent bus links and off street parking.

Internally, the accommodation briefly comprises; entrance hallway, cloaks/WC, 14' lounge, dining kitchen, first floor landing, three first floor bedrooms, house bathroom, second floor landing and master bedroom with shower ensuite. To the outside there is a landscaped front garden, good sized rear garden with gated access to rear car park, there is also a residents 'secret garden'. An internal viewing is recommended to appreciate this ideal starter home.

Lounge

14'6" x 10'1" (4.44m x 3.09m)

Kitchen

12'8" x 10'1" (3.87m x 3.09m)

Downstairs WC

6'6" x 5'10" (1.99m x 1.78m)

Bedroom 1

14'7" x 10'1" (4.45m x 3.09m)

Bedroom 2

12'8" x 10'1" (3.87m x 3.09m)

Bedroom 3

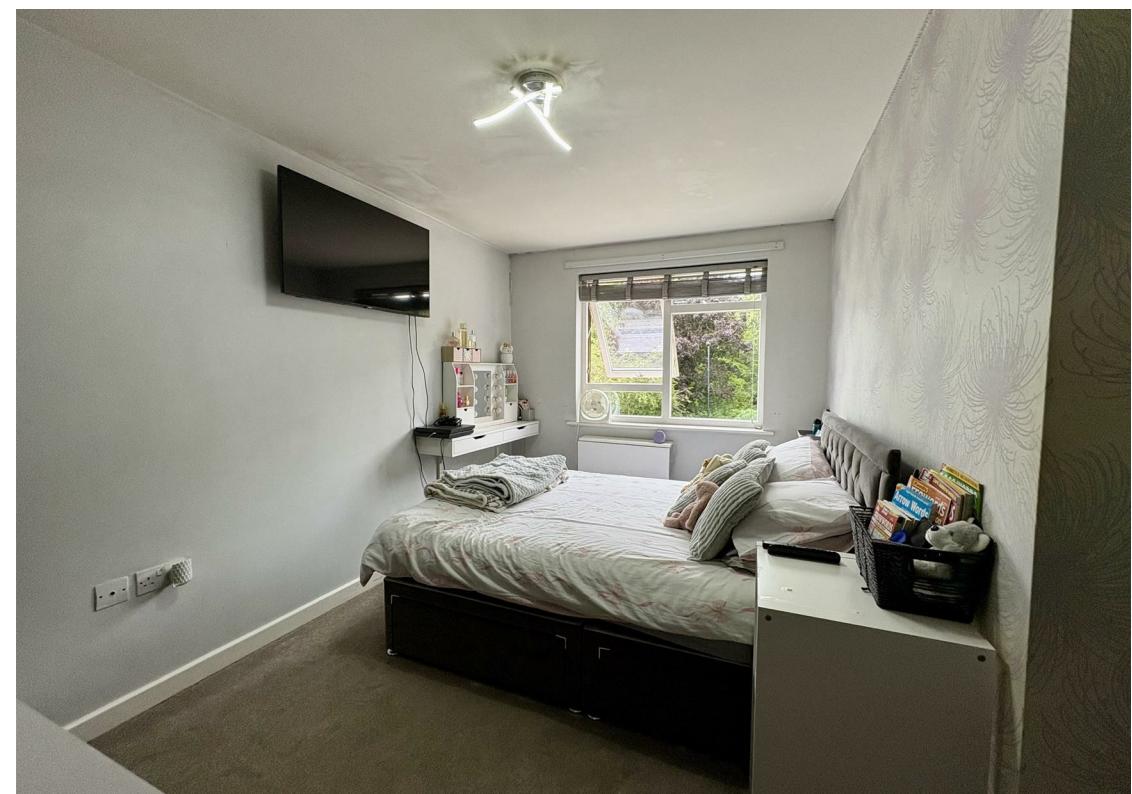
8'10" x 8'3" (2.70m x 2.52m)

Bathroom

Service Charge and Rent

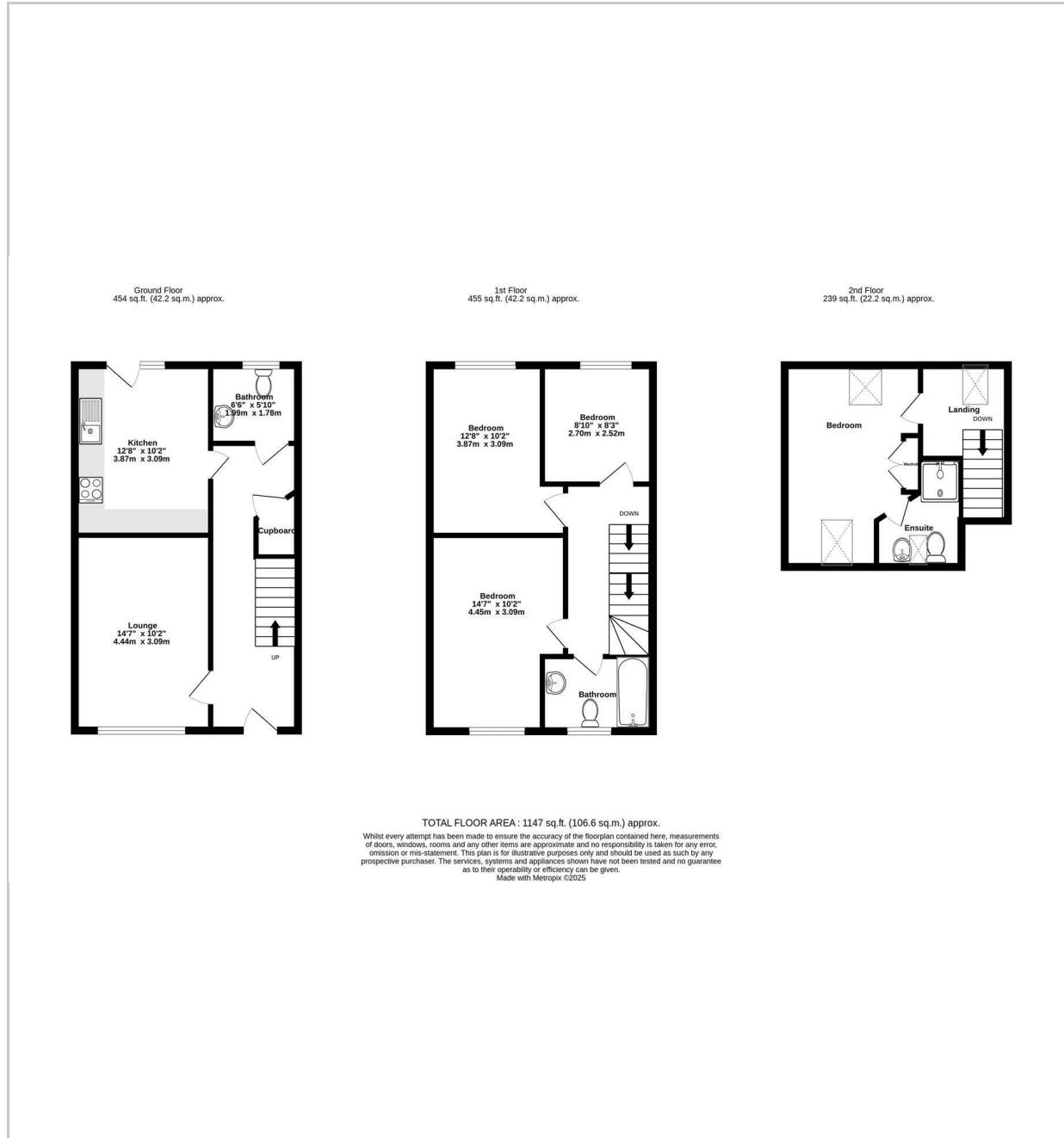
Monthly Rent £736.88

Monthly Service Charge £75.84

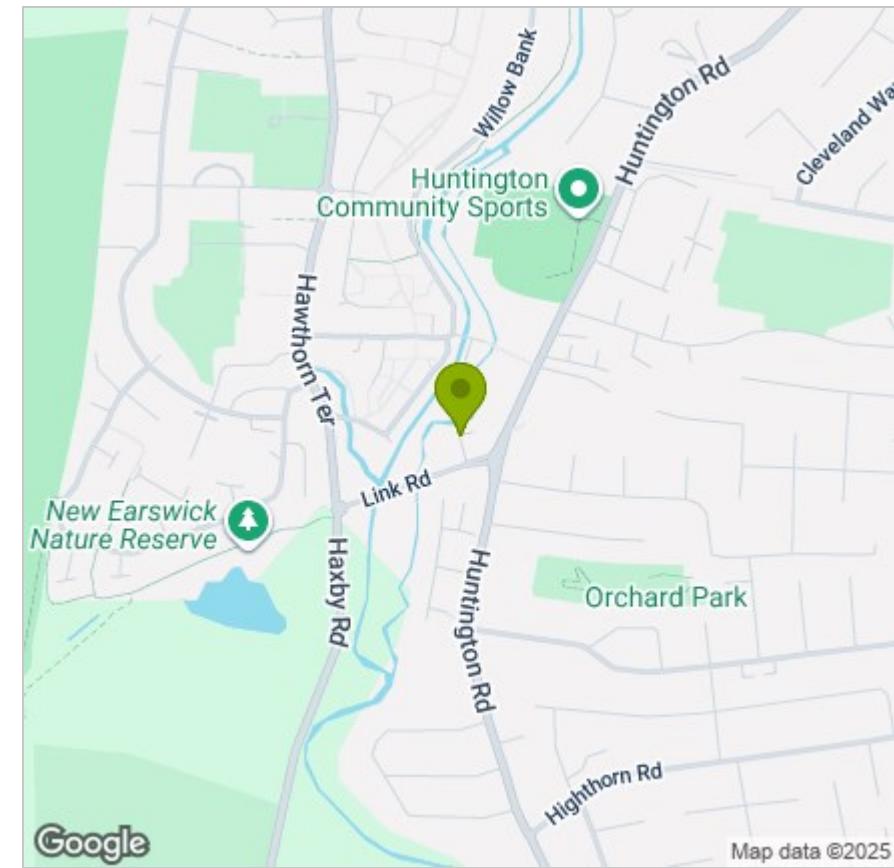




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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