



3 Dormary Close Huntington  
York, YO32 9LN  
**25% Shared Ownership £96,250**



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**

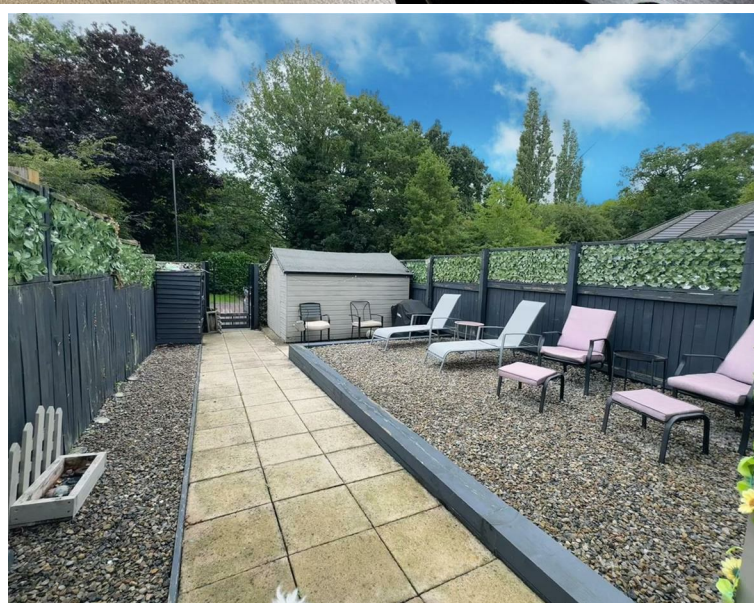
**Service Charge and Rent**

Monthly Rent £736.88

Monthly Service Charge £75.84

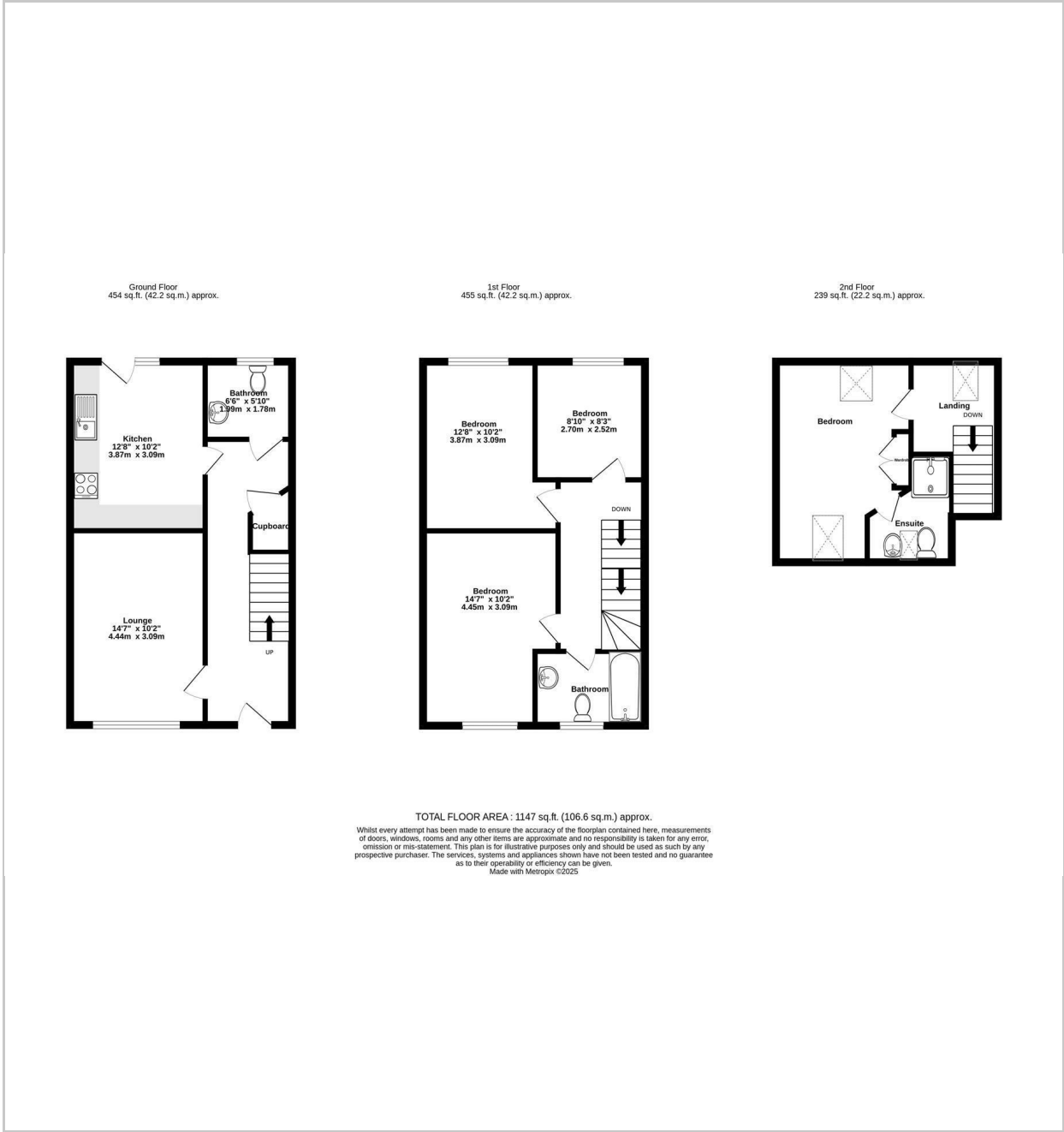




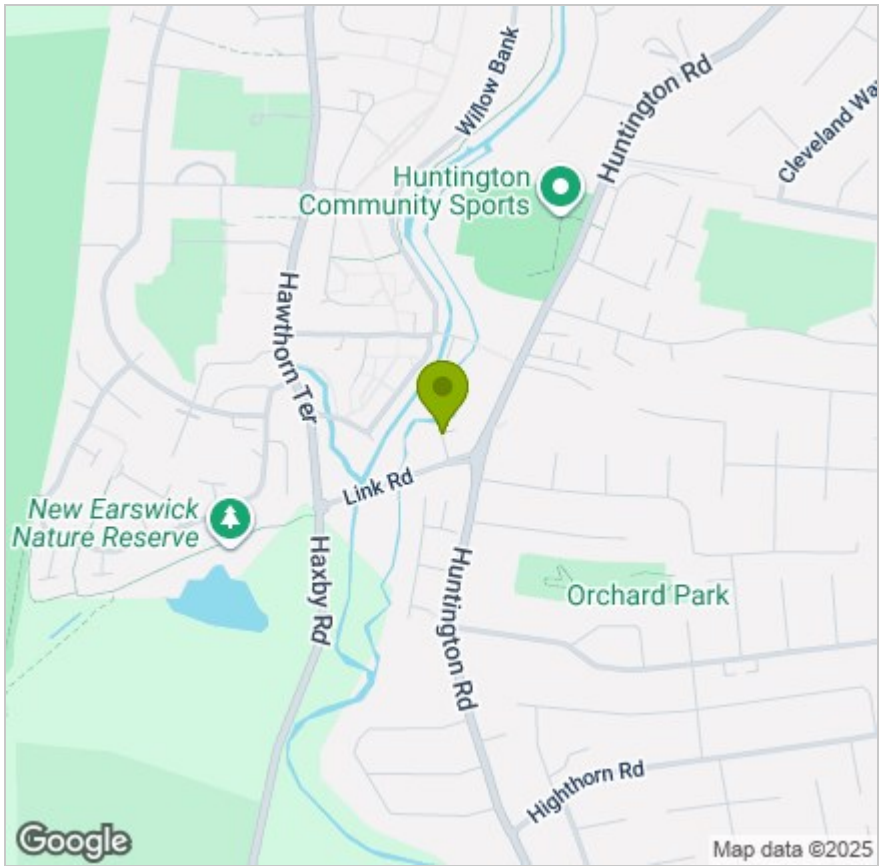




FLOOR PLAN



LOCATION



EPC

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.