

Park Row



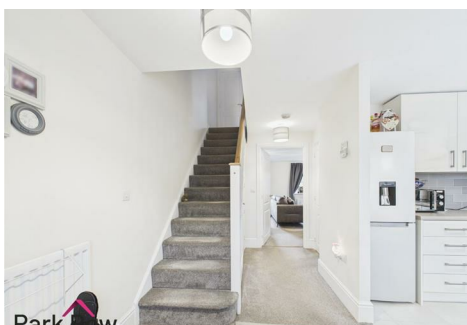
Orchard Drive, Sherburn In Elmet, Leeds, LS25 6FJ

Offers In Excess Of £165,000



75% SHARED OWNERSHIP HOME**PERFECT FOR FIRST TIME BUYERS TRYING TO GET ON THE PROPERTY LADDER**END-TERRACE**TWO BEDROOMS**DRIVEWAY PARKING**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



SHARED OWNERSHIP INFORMATION

We do not agree sales until we have received full sign off and all relevant documentation from either Metro Finance or the buyer's mortgage advisor.

If there are multiple offers on the property, the shared owner (seller) is free to choose which offer they would like to proceed with. It is fine for them to choose the highest offer. Shared ownership resales are not assessed on a first come, first served basis.

The monthly charges from 1st April 2025 are:

- Rent (payable on unsold 75%) - £113.88
- Buildings Insurance - £6.22
- Service Charge - £11.26

The current share is 75%. The lease is for 125 years and commenced in 2018.

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

We would need the following:

- Proof of identity – Valid passport or driving license
- Proof of residency – Proof of current address e.g. a utility bill (this must be dated within 3 months)
- Additional proof of residency for Non-UK and EEA Nationals – Valid via e.g. Residence Permit or visa stamp in valid passport
- If you are employed – Latest 3 month's payslips, P60, copy of contract if starting new position
- If you are self-employed – Latest 2 year's SA302s with corresponding tax year overview or, latest 2 year's tax calculations with corresponding tax year overview, or latest 2 year's trading accounts
- To help assess your income and affordability – 3 months

consecutive bank statements for all your accounts to evidence salary credits and financial commitments, latest credit report

- Proof of deposit – Personal savings (6 month's bank statements are required), gift donor letter (a gift donor letter template will be provided, gift donor ID, gift donor proof of savings *6 month's bank statements are required, gift donor proof of transfer)

Please note, other documents may be required depending on your personal circumstances. Metro Finance will advise further. We cannot advise what documents will be requested by a non-panel advisor but assume the list will be relatively similar.

INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful end-terrace home on Orchard Drive presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is the convenient downstairs W/C, which adds to the practicality of the layout. The enclosed rear garden offers a private outdoor retreat, perfect for enjoying sunny days or hosting barbecues with family and friends. Additionally, the property benefits from driveway parking, ensuring that you have a secure and accessible space for your vehicle.

This end-terrace home combines comfort and convenience, making it an ideal choice for those looking to step onto the property ladder. With its appealing features and prime location, this home is sure to attract interest. Do not miss the chance to make this lovely property your own.

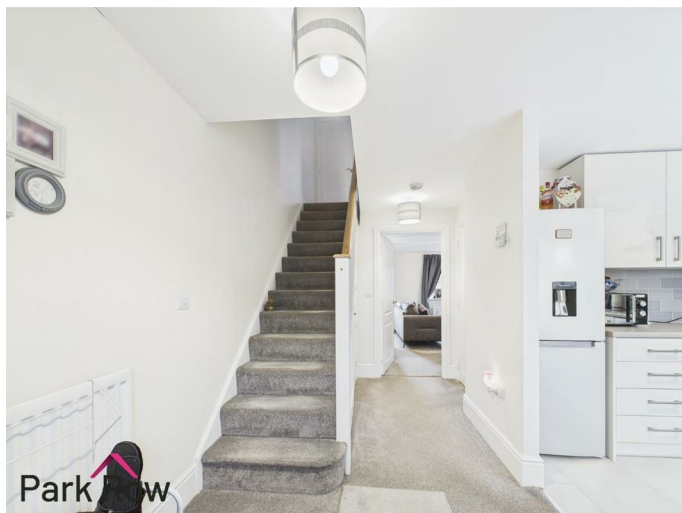
GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a sage green composite door with a double glazed glass panel within which leads into;

HALLWAY

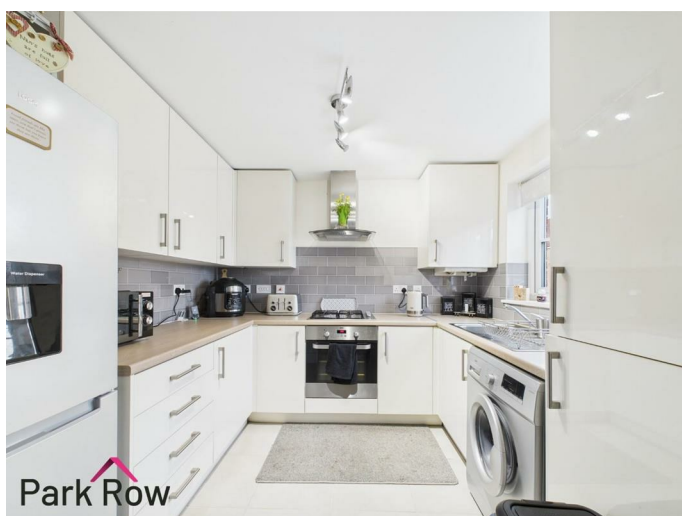
6'5" x 12'5" (1.96 x 3.81)



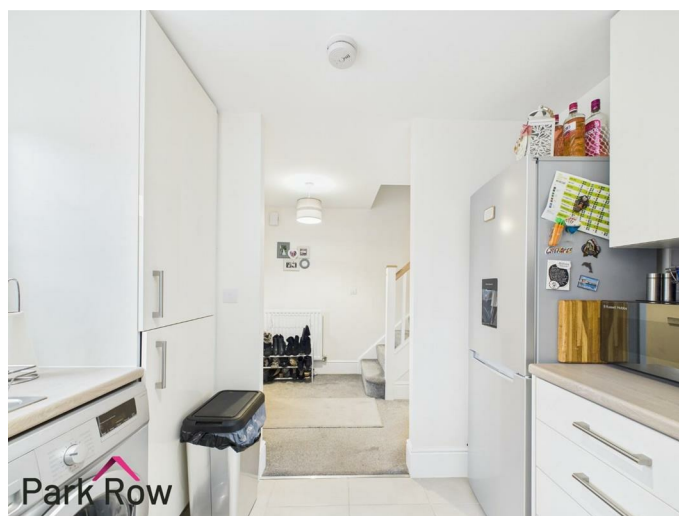
Stairs which lead up to the first floor accommodation, a central heating radiator and an open doorway leading into;

KITCHEN

8'2" x 8'10" (2.50 x 2.70)



Double glazed windows to the front and side elevation, white contemporary high gloss wall and base units with chrome handles, built in oven, four ring gas hob with a built in extractor fan over and tiled splash back behind, stainless steel sink with chrome taps over and plumbing for the washing machine.



WC

7'4" x 3'4" (2.25 x 1.02)



Includes ; a close coupled WC and a wall mounted hand wash basin with chrome mixer tap and tiled splash back and a central heating radiator.

LIVING ROOM / DINING AREA

15'0" x 14'0" (4.59 x 4.27)



Double glazed windows to the rear, a central heating radiator and uPVC part glazed doors which lead out to the garden.



FIRST FLOOR ACCOMMODATION

LANDING

6'4" x 9'1" (1.95 x 2.79)



Loft access, a central heating radiator and further doors which lead into;

BEDROOM ONE

15'0" x 10'10" (4.59 x 3.32)



A double glazed window to the rear of the elevation and a central heating radiator

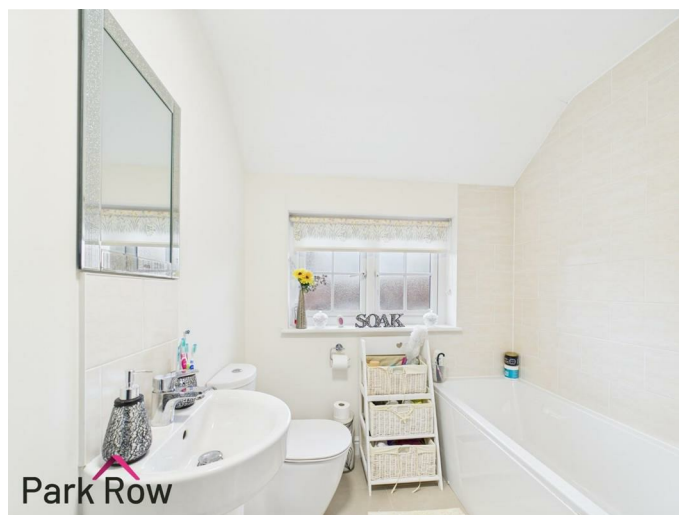
BEDROOM TWO

8'2" x 15'3" (2.50 x 4.67)



A double glazed window facing to the front of the elevation and a central heating radiator.

BATHROOM



An obscure double glazed window to the front of the elevation, a white suite comprising a paneled bath with chrome mixer tap and shower attachment, pedestal hand basin with chrome taps over and a close coupled WC. Finished with part tiled walls and a central heating radiator and internal door which leads into a storage cupboard.

EXTERIOR

FRONT

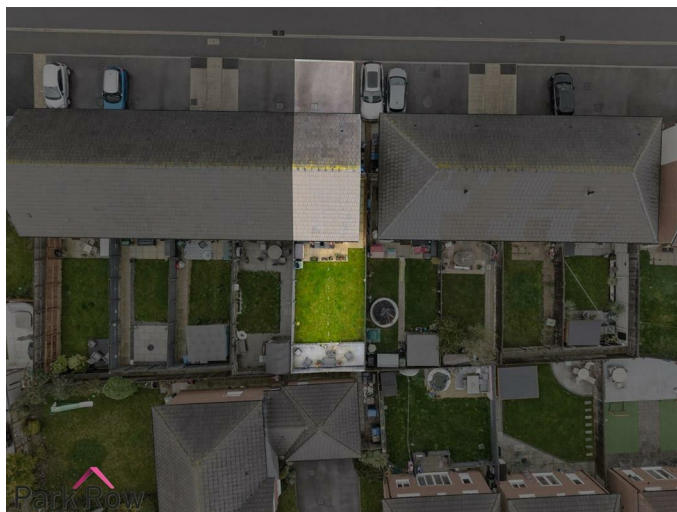
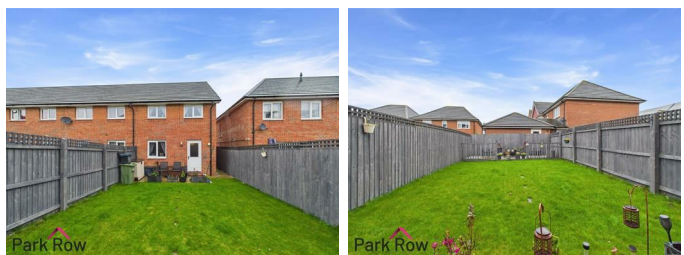


To the front of the property there is a tarmac driveway providing off street parking, a paved pathway leading to the entrance door which is set beneath a timber canopy porch and an external wall mounted light.

REAR



Accessed via the side gravel path or through the rear door from the living room, you step out onto the paved patio area providing space for seating. The rest of the garden is mainly laid to lawn and enclosed by timber fencing to all sides, offering a private outdoor space.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G



Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

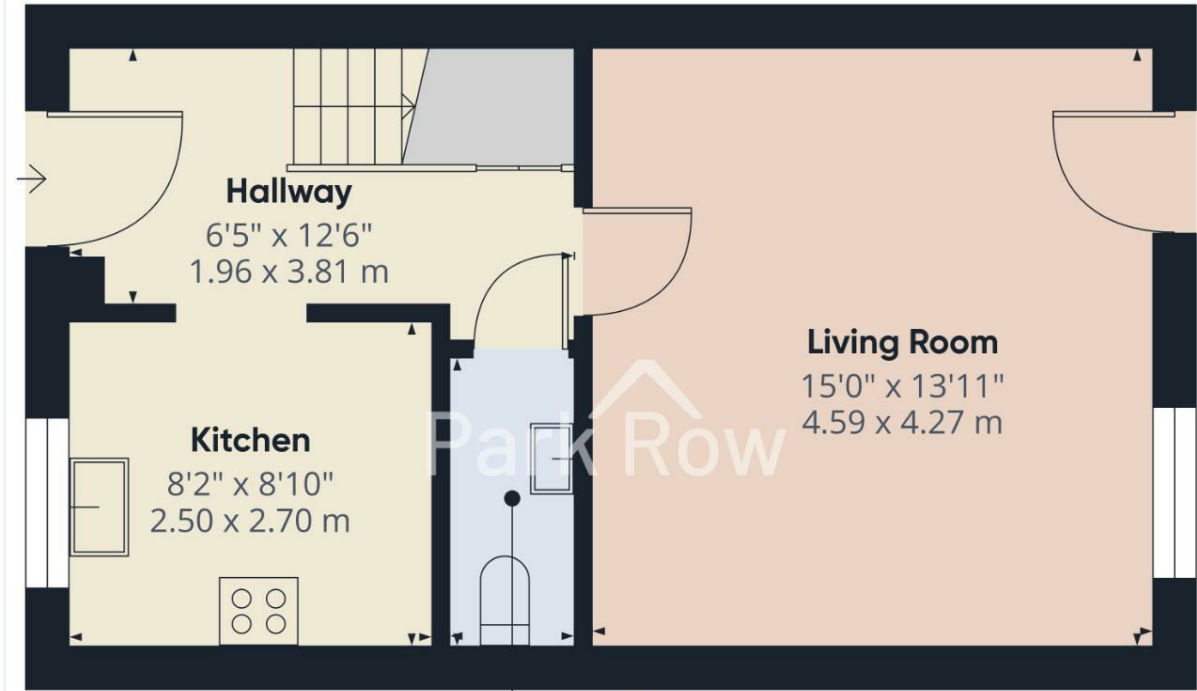
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRAC & CASTLEFORD - 01977 791133

VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.






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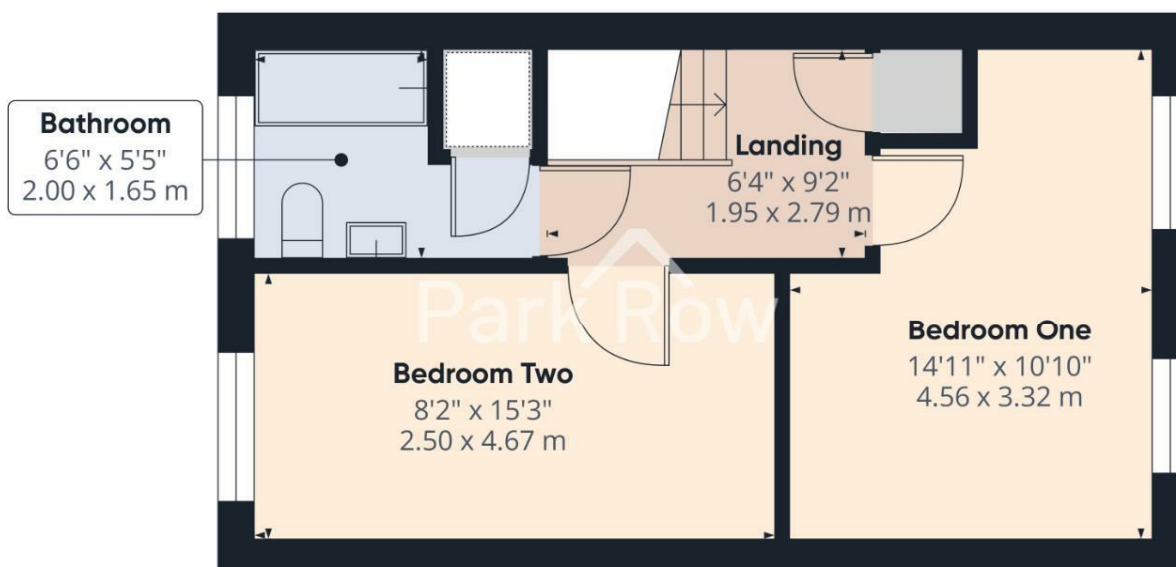
Approximate total area[®]
397 ft²
36.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



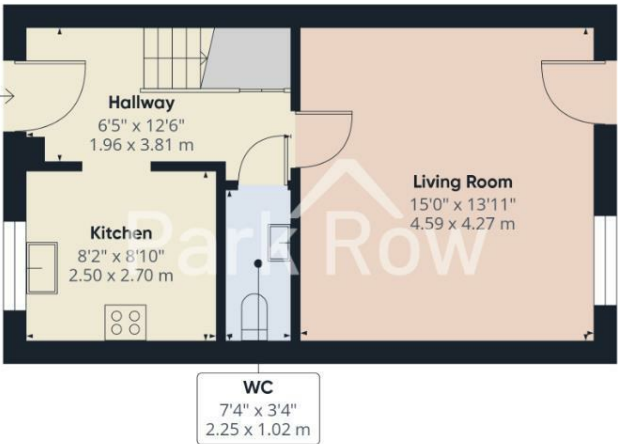
Approximate total area⁽¹⁾
356 ft²
33 m²

(1) Excluding balconies and terraces

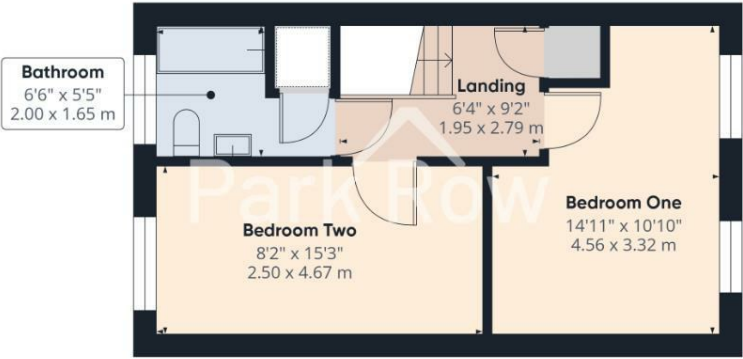
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area¹⁾
753 ft²
69.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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