



## Wharfe View, Grassington, BD23 5NL

**70% Shared ownership £136,500**

- TWO BED FIRST FLOOR APARTMENT
- OVER 55's
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- QUALIFICATION REQUIREMENTS
- 70% SHARED OWNERSHIP
- SINGLE GARAGE
- ADDITIONAL EXTERNAL STORAGE
- SOUGHT AFTER AREA
- VIEWING A MUST!



# Wharfe View, Grassington, BD23 5NL

A WELL DESIGNED, PURPOSE-BUILT TWO-BEDROOM FIRST FLOOR APARTMENT, complete with PRIVATE PARKING, SINGLE GARAGE AND ADDITIONAL EXTERNAL STORAGE. This property is available through a SHARED OWNERSHIP SCHEME, offering potential qualifying buyers the chance to secure a 70/30 share, subject to meeting the housing association's criteria. The apartment boasts a THOUGHTFULLY LAID OUT LIVING SPACE inviting inspection for those seeking a superb home at A VERY AFFORDABLE PRICE.



Council Tax Band: B



## **PROPERTY DETAILS**

A well designed, purpose-built two-bedroom first floor apartment, complete with private parking, single garage and additional external storage. This property is available to the over 55's, through a shared ownership scheme, offering potential qualifying buyers the chance to secure a 70/30 share, subject to meeting the housing association's criteria. The apartment boasts a thoughtfully laid out living space inviting inspection for those seeking a superb home at a very affordable price.

The property is just a short, leisurely stroll from the heart of Grassington, one of the most sought-after locations within the Yorkshire Dales National Park. Grassington offers stunning countryside views, a variety of independent shops, and recreational amenities, as well as access to essential services such as doctors and dentists. For easy transport, there is a bus service connecting the village to nearby towns and villages, including Skipton, located approximately nine miles away. In Skipton, a wider range of facilities can be found, along with a train station for further commuting options.

## **ADDITIONAL INFORMATION**

Over 55's only

No pets only guide dogs are permitted

Annual service charge £1452.00

To qualify for the shared ownership scheme customers should meet the following criteria;

- Do not currently own a home outright (if you are an existing home owner, you'll need to sell your home at the same time as purchasing a shared ownership property and provide evidence your current home is sold subject to contract)
- Do not earn a household income of over £80,000
- Do not have any outstanding credit issues

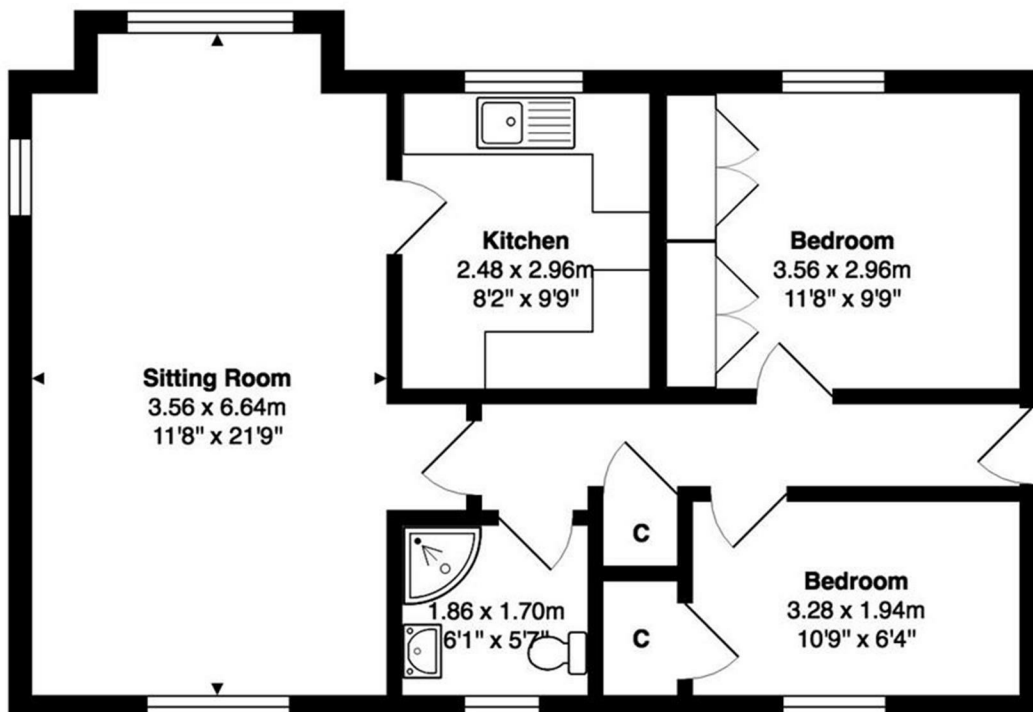


## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## EPC Rating:

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	



Total Area: 61.3 m<sup>2</sup> ... 659 ft<sup>2</sup>

All measurements are approximate and for display purposes only