



## Shared Ownership £92,500 for a 50% share

8 Felstead, Bentham, LA2 7BP

A brand new two bedroom terraced house located in the village of Bentham available by way of a shared ownership scheme from Craven District Council





## DESCRIPTION

Felstead comprises a new development of stone built homes by Carr and Stocks Developments. The property is offered by way of a shared ownership scheme from Craven district Council. The purchaser will initially buy between 25% and 75% of the property, which will be the maximum that the applicant can afford as determined by their financial advisor. Further shares can be purchased, enabling the owner to buy up to 80% of the property in the future.

The property comprises a kitchen, well proportioned living room with under stairs cupboard, ground floor WC and at first floor two double bed rooms and a bathroom. Externally there is an enclosed patio to the rear with small lawned area, plus a small gravelled area to the front.

In more detail the property comprises:

## ENTRANCE HALLWAY

Accessed via the front door, with doors leading to the cloak room, kitchen and the living room and stairs leading up to the first floor.

## CLOAK ROOM

Comprising a dual flush WC, pedestal wash hand basin and chrome ladder style towel heater. Part tiled walls and grey timber effect vinyl floor covering.

## KITCHEN

Comprising a range of white wall and base units with white work surfaces, tiled splash back and stainless steel single drainer sink with mixer tap. Space for a slot in cooker with stainless steel splash back and stainless steel chimney style extractor above. Under counter space for a washing machine and space for a fridge freezer. Recessed ceiling lighting and grey timber effect vinyl floor covering. Wall mounted gas combination boiler.

## LIVING ROOM

Well proportioned living room with double doors leading out to the enclosed rear patio. Under stairs storage cupboard.

## FIRST FLOOR LANDING

Stairs from the entrance hallway lead up to the first floor







landing, with doors leading to both bedrooms and the bathroom. Over stairs storage cupboard.

#### **BEDROOM ONE**

Double bedroom with two windows offering long distance side views over fields to the hills beyond.

#### **BEDROOM TWO**

Double bedroom with long distance views.

#### **BATHROOM**

Comprising a panel bath with mixer tap, thermostatic shower and shower curtain, dual flush WC and pedestal wash hand basin. Partial wall tiling, recessed ceiling lights, chrome ladder style towel heater and grey timber effect vinyl floor covering.

#### **OUTSIDE**

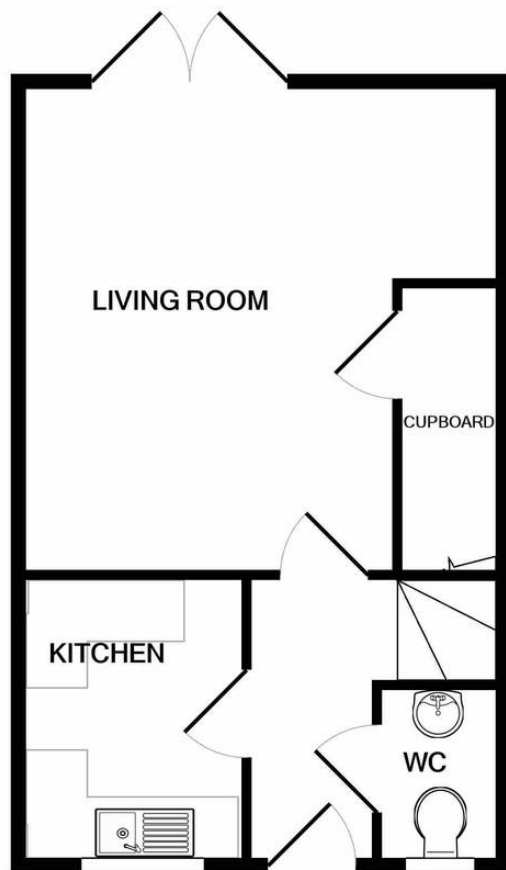
To the rear of the property there is an enclosed patio plus small raised lawn area. A path which leads down the side of the property leads to the front of the property where there is a small part paved part gravelled fore garden.

#### **TENURE AND SHARED OWNERSHIP**

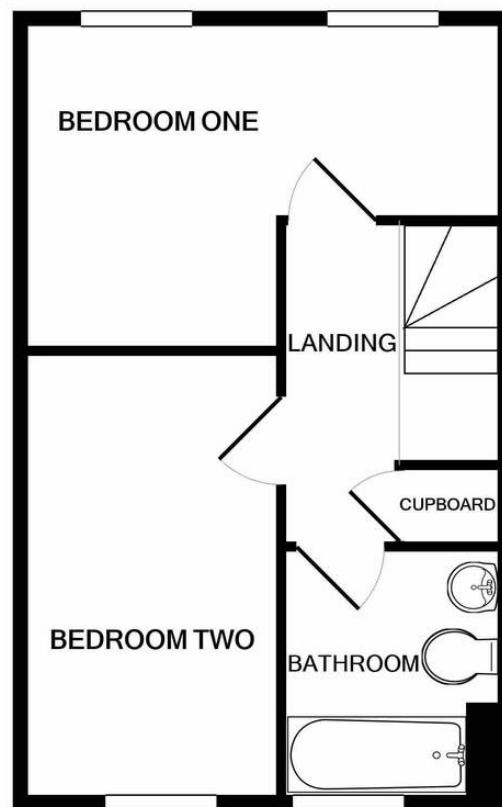
This property will be sold on a leasehold basis and is available by way of shared ownership and is only available to first time buyers, or people who used to own a home and cannot afford to buy a new one, with a combined income of less than £80,000 per annum. Priority will be given to serving military personnel and former members of the British Armed Forces discharged within the last two years. The price quoted is on the basis of a 50% share of the market value being purchased, with a rent payable on the remainder. In order to proceed with a purchase any interested party must complete a 'Help To Buy' application via the following website: <https://www.helptobuyagent1.org.uk/apply/> and then click on the link: 'Affordable Home Ownership Application'

Please note that applicants with a local connection to the Bentham and Burton In Lonsdale Ward will be given priority for the purchase of the homes in the first instance. Local connection is defined as:





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Having resided in the area for 3 years out of the past 5; or  
 Having previously lived in the area for 20 years (or half that persons lifetime, minimum of 10 years); or  
 Having Immediate family who have lived in the area for five years (parents, siblings or children); or  
 Employed in the area with a company which has been established for 3 years and are employed for a minimum of 16 hours per week for 12 months

**SERVICE CHARGE**

A service charge will be payable as a contribution towards the upkeep and maintenance of any shared grounds and access roads on the estate.

**VIEWING**

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

**SERVICES**

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

**AGENTS NOTE & DISCLAIMER**

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

**AWAITING EPC**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.