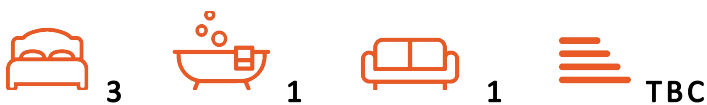




Leasehold
EPC TBC
House - Semi-Detached

PLOT 36
HAWBANK FIELD
SKIPTON
BD23 6XD

Shared Ownership
£150,000 for a 50% share



****£150,000 for a 50% share** A brand new three bedroom semi detached house, located only a 15 minute walk from Skipton High Street, available for sale by way of a shared ownership scheme from North Yorkshire Council. The price quoted is on the basis of a 50% share of the market value being purchased, with an initial rent payable at 2.75% of the unsold equity.**

DESCRIPTION

Hawbank Field comprises a new residential development constructed by Stonebridge Homes. Plot 36 is offered by way of a shared ownership scheme from North Yorkshire Council - the purchaser will initially buy between 25% and 75% of the property, which will be determined by their financial advisor.

Plot 36 comprises an entrance at ground floor level with corridor leading to a kitchen diner and WC. Staircase leads up to the first floor where there is a well proportioned living room, house bathroom and master bedroom. A further staircase leads up to the second floor with a spacious landing and two further double bedrooms. Externally there is an enclosed lawned garden to the rear and two car parking spaces to the front.

ENTRANCE HALL

Accessed from the front door with doors leading into the kitchen diner and WC. Stairs lead up to the first floor landing.

KITCHEN DINER

4.96m x 2.93m (16'3" x 9'7")

Comprising a range of base and wall units with contrasting work surfaces and stainless steel sink with mixer tap. Four ring hob with extractor hood over and under counter oven. Under counter space and plumbing for a washing machine and space for a fridge freezer.

WC

With WC and wash hand basin

FIRST FLOOR LANDING

With doors leading to the lounge, house bathroom and the master bedroom. Stairs lead up to the second floor landing.

LOUNGE

5.06m x 3.40m (max) (16'7" x 11'1" (max))

Double doors lead out to the rear garden

HOUSE BATHROOM

Comprising a white wash hand basin, WC and panel bath with shower over.

MASTER BEDROOM

5.06m x 3.27m (max) (16'7" x 10'8" (max))

Double bedroom with two windows overlooking the front of the property.

SECOND FLOOR LANDING

Spacious landing with cupboard and doors leading into two bedrooms.

DOUBLE BEDROOM 2

4.03m x 2.55m (13'2" x 8'4")

Double bedroom with window overlooking the rear garden.

DOUBLE BEDROOM 3

3.40m x 2.42m (11'1" x 7'11")

Double bedroom with window overlooking the rear garden.

OUTSIDE

To the front of the property there are two car parking spaces. To the rear is an enclosed lawned garden.

COUNCIL TAX BAND

To be assessed.

TENURE AND SHARED OWNERSHIP

This property will be sold on a leasehold basis on a new 125 year lease.

The property 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 an initial rent payable at 2.75% of the unsold equity (reviewed annually in line with inflation).

In order to proceed with a purchase any applicant must first obtain proof from a suitable mortgage or financial advisor that they meet Homes England's eligibility criteria, including affordability criteria.

Please note that applicants with a local connection to Skipton will be given priority for the purchase of the homes in the first instance. Local connection is defined as:

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

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

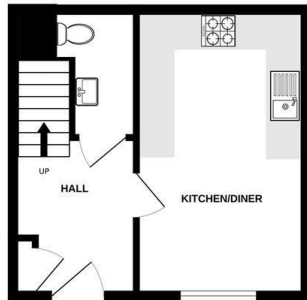
AGENT'S NOTE & DISCLAIMER

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. Note that all measurements within these sales particulars are approximate and are given as a guide only.

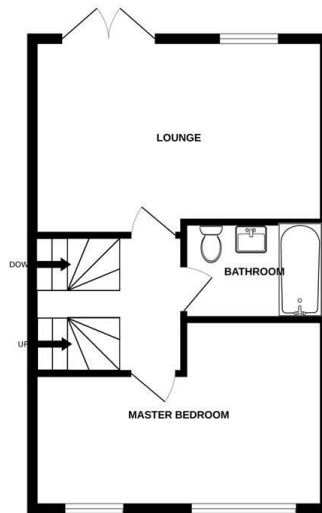
Anti Money Laundering Regulations

To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £12 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

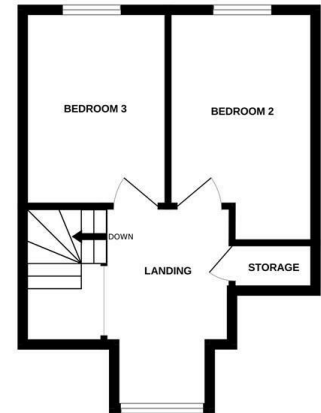
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band New BuildTBC

Call us on
01756 799163

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	

sales@carlingjones.co.uk
<https://carlingjones.co.uk/>

Agents Note: Whilst every care has been taken to prepare these 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.