

staniford grays



15 Westfields Drive, Beverley, HU17 8ED

25% Shared Ownership £60,000





15 Westfields Drive

Beverley, HU17 8ED

- 25% SHARED OWNERSHIP
- OFF STREET PARKING
- GOOD SIZED REAR GARDEN
- NO ONWARD CHAIN
- OPEN PLAN KITCHEN DINER
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS

Shared ownership purchase of 25% through East Riding of Yorkshire Council.

The property is situated in the new housing development of St. Johns Fold, just off Woodmansey Mile and briefly comprises entrance hall, lounge, open plan kitchen diner, downstairs WC. To the first floor are two double bedrooms and a house bathroom. Outside there is parking to the front and a private rear garden.

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ACCOMMODATION COMPRISES

ENTRANCE DOOR

Leads to hallway, stairs to the first floor and radiator.

LIVING ROOM

Two windows to the front and radiator

15'5" x 11'5" (4.70m x 3.48m)

DINING KITCHEN

With wall and base units, rolled top work surfaces, one and a half stainless steel sink, gas hob with electric oven under and extractor hood over. Plumbing for a washing machine, window to the rear, patio door to the rear and radiator.

15' x 8'7" (4.57m x 2.62m)

WC/CLOAKS

Has a low flush WC, pillared wash hand basin and radiator.

FIRST FLOOR LANDING

Has loft access and radiator.

BEDROOM ONE

Two windows to the front and over stairs cupboard.

15'2" max x 9'8" (4.62m max x 2.95m)

BEDROOM TWO

With window to the rear and radiator.

9'1" max x 15'1" max (2.77m max x 4.60m max)

HOUSE BATHROOM

Has a panel bath with mains fed shower over, glass shower screen, low flush WC, pillared wash hand basin, radiator and is set in a part tiled surround.

EXTERNAL

There is off street parking to the front, while to the rear is a secure garden laid mainly to lawn set in a walled surround.

**COUNCIL TAX:**

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Leasehold . Remaining share can be purchased via East Riding of Yorkshire Council. The property comes for sale as a 25% share, the share purchase price will be £60,000 and the rent will be £370.65 a month.

Estate Charge £15.65

Building Insurance £7.62

Management Fee £2.33

Total monthly payment excluding rent £25.60

Lease Term 125 Year Lease start from date of 18/12/2020 Landlord is East Riding of Yorkshire Council , Asset Strategy, County Hall, Cross Street, Beverley HU17 9BA You can keep pets at the home

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



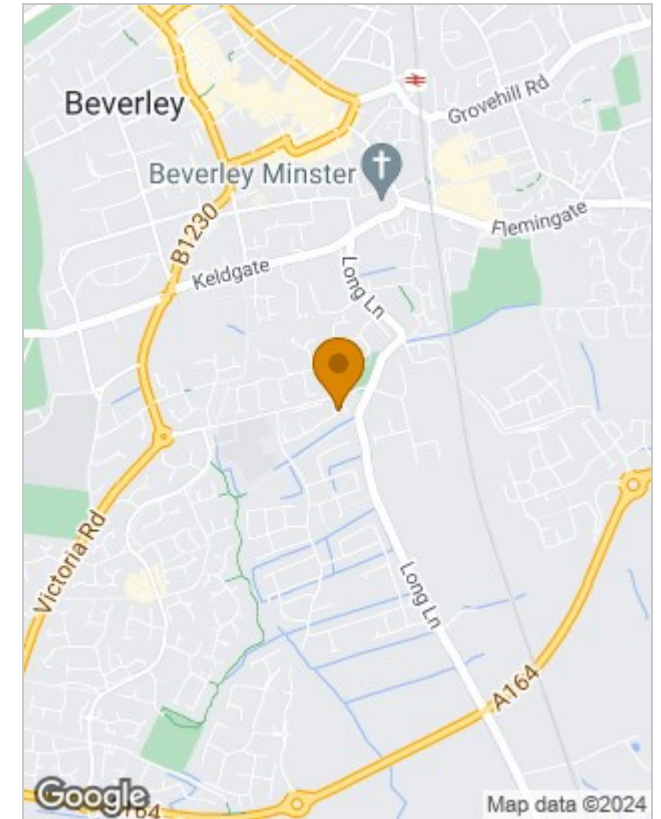
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

3 Sow Hill Road, Beverley, East Riding of Yorkshire,
Tel: 01482 866304 Email: bevsales@stanifords.com

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	