



28 Baptist Fold, Queensbury, Bradford, BD13 2AF

25% Shared Ownership £16,000

- FIRST FLOOR APARTMENT
- ALLOCATED PARKING
- POPULAR DEVELOPMENT FOR OVER 55's
- MONTHLY RENT TO PAY TO SANCTUARY
- SUBJECT TO ACCEPTANCE FROM SANCTUARY
- 25% SHARED OWNERSHIP
- CENTRAL QUEENSBURY LOCATION
- READY TO MOVE INTO
- NO UPPER CHAIN
- VIEWING HIGHLY RECOMMENDED

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**** 25% SHARED OWNERSHIP ** OVER 55's **** This one bedroom first floor APARTMENT with ALLOCATED PARKING SPACE. Located in the heart of Queensbury with easy access to all Village amenities & transport routes. The property would be ideal for someone looking to DOWN SIZE. The property is on the market with NO ONWARD CHAIN. Book a viewing today!



Council Tax Band: A



COMMUNAL HALLWAY

ENTRANCE HALL

Main property door, cupboard housing hot water cylinder, storage heater, access to the loft.

LOUNGE

12'11 x 12'7

Storage heater, skylight window to the front.

KITCHENETTE

9'1 x 6'1

Fitted wall & base units, contrasting work surfaces, tiled splash backs, space for a freestanding cooker, plumbing for an automatic washing machine, UPVC double glazed window to the side.

BEDROOM

12'7 x 8'6

Fitted wardrobes, storage heater, skylight to the rear.

BATHROOM

9'1 x 6'3

Three piece suite comprising; panelled bath, low flush WC, pedestal wash basin, extractor, electric wall heater.

EXTERIOR

One allocated parking space.

ABOUT SHARED OWNERSHIP

* WHO CAN APPLY? *

You can buy a home through shared ownership if both of the following are true:

- your household income is £80,000 a year or less (£90,000 a year or less in London)
- you cannot afford all of the deposit and mortgage payments for a home that meets your needs

One of the following must also be true:

- you are aged over 55 at the time of purchase
- 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 a new home that meets your needs

For some homes you may have to show that you live in, work in, or have a connection to the area where you want to buy the home.

There is a link online for you to follow to see if you would be eligible for a shared ownership property.

* IF YOU OWN A HOME *

When you buy a shared ownership home, you must have:

- formally accepted an offer for the sale of your current home (called 'sold subject to contract' or 'STC')
- written confirmation of the sale agreed (called a 'memorandum of sale') including the price and your intention to sell

You must have completed the sale of your home on or before the date you complete buying your shared ownership home.

* MORE INFORMATION *

Copy & Paste the link below into your browser for more information on shared ownership properties
<https://www.gov.uk/shared-ownership-scheme/who-can-apply>



Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

