



James Winn
Estate Agents

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6 Bluebell Court, Sowerby Thirsk YO7 1UJ

PLEASE NOTE: The marketing price reflects that this is a shared ownership sale. Situated off of the ever-popular St Mary's development in Thirsk, this two bedroom semi-detached home sits to the end of a private cul-de-sac, within ten minutes walk of the town centre. On entering via the front, a left turn opens into a bright living room, with window and radiator to the front aspect, with in-built under-stair cupboard accessible. The kitchen diner features ample wall and base units with complimentary work surfaces, a stainless-steel sink, electric oven, hob and splash-back, plumbing for a washing machine, space for a fridge freezer, gas central heating radiator, and vinyl flooring. A clever utility room is off of the kitchen, with W.C. running parallel. To the first floor, are two double bedrooms, one with in-built storage cupboard, located to the front and rear of the property respectfully. The bathroom is a modern, three-piece suite, consisting of a panelled bathtub with shower & screen over, wash hand basin, W.C and chrome heated towel rail with partial tiling. Externally, this home benefits from a sizable rear garden, mainly laid to lawn with patio area for entertaining. To the front, is off-street parking for two cars, and a front garden mainly laid to lawn.

Council Tax Band - C
EPC - B

£126,000

SHARED OWNERSHIP

Shared Ownership Details:

It is our understanding as the agent, that full ownership of the property is also available via the Housing Association related. The relevant marketing material seen reflects a 60% share of the property.

The eligibility criteria as a shared ownership property. Below we've listed some of the main qualifying criteria regarding your eligibility:

- * Your household income is £80,000 a year or less
- * You cannot afford all the deposit and mortgage payments for a home that meets your needs
- * You're a first-time buyer or
- * You used to own a home, but cannot afford to buy one now or
- * You own a home and want to move but cannot afford a new home suitable for your needs or
- * You're forming a new household - for example, after a relationship breakdown or
- * You're an existing shared owner and want to move

LEASE CHARGES & DETAILS

Further note:

60% - Share Price: £126,000 - Rent (per calendar month): £235.20

75% - Share Price: £157,500 - Rent (per calendar month): £147.00

Estate & Additional Charges (monthly):

Buildings Insurance: £2.64

Management Fees: £5.36

Service Charge: £7.01

Council Tax Band - C

EPC Rating - B

Lease Length - 121

LOCATION

Situated within walking distance of the town centre and the bus stop in a quiet location. Local schools, shops and leisure facilities are all available within the surrounding area. For the commuter there is access to the A19, A1M and arterial roads leading to the larger urbanisations of Leeds, Teesside, York and Harrogate.

DIRECTIONS

Leaving Thirsk via Millgate, proceed through St. James Green and take the left hand turn onto Stockton Road. Take the right hand turn onto St Marys Walk. Take the second right hand turning onto St Mary's Close, followed by a left at the end of the close onto Bluebell Court. The property will be located to the left hand side.

THE ACCOMMODATION



LOUNGE

12'5" x 12'6" (3.786m x 3.814m)

A bright living room, with window and radiator to the front aspect, with in-built under-stair cupboard accessible.



KITCHEN DINER

11'0" x 11'3" (3.374m x 3.432m)

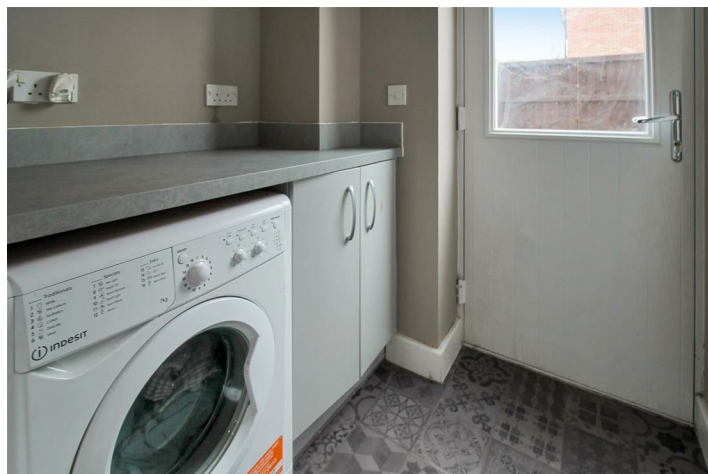
The kitchen diner features ample wall and base units with complimentary work surfaces, a stainless-steel sink, electric oven, hob and splash-back, plumbing for a washing machine, space for a fridge freezer, gas central heating radiator, and vinyl flooring.



UTILITY ROOM

5'8" x 4'2" (1.752m x 1.285m)

A ground floor utility room leading to toilet with wash hand basin.



W.C.

4'11" x 4'1" (1.521m x 1.255m)



PRIMARY BEDROOM

8'10" x 14'8" (2.715m x 4.477m)

A double bedroom with storage cupboard and a view to the front of the property.



BEDROOM 2

15'9" x 8'9" (4.812m x 2.671m)

A double bedroom with a view to the rear of the property.



BATHROOM

6'4" x 6'5" (1.95m x 1.98m)

The bathroom is a modern, three-piece suite, consisting of a panelled bathtub with shower & screen over, wash hand basin, W.C and chrome heated towel rail with partial tiling.



EXTERNAL

Externally, this home benefits from a sizable rear garden, mainly laid to lawn with patio area for entertaining. To the front, is off-street parking for two cars, and a front garden mainly laid to lawn.



MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Private off-street parking.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

DISCLAIMER

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

VALUATION SERVICES

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

MORTGAGE & FINANCIAL SERVICES

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

VIEWING

Viewing strictly by appointment.

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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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