



8 Flanshaw Field Drive

, Wakefield, WF2 9LP

Asking price **£88,400**



**** SHARED OWNERSHIP ** NO CHAIN **** Living room to front of property | Modern dining kitchen | Two bedrooms | Modern bathroom | Downstairs WC | Carpets and vinyl flooring included | Turfed rear garden | Off-road parking

This fabulous 2 bedroomed newly built home is available to purchase on a shared ownership basis from £87,400 for a 40% share, plus a monthly rent of £300.44 and a service charge of £24.50 per month.

This 2 bedroom semi-detached house comprises of an entrance hallway; a spacious open plan dining kitchen; living room; and downstairs WC on the ground floor. Stairs from the hallway lead up to a first floor landing with access to two bedrooms and a bathroom.

The property benefits from air-source heating and uPVC double glazing.

Important Information

PRICE

£221,000 (100%)

Shares available from 25% up to 75%

Share price - Rent each month

25% share £55,250 - £379.85

30% share £66,300 - £354.53

50% share £110,500 - £253.24

60% share £132,600 - £202.59

70% share £154,700 - £151.94

75% share £165,750 - £126.62

Plus a monthly service charge (£24.50 per month for this financial year), which includes buildings insurance, management fees, communal cleaning, communal grounds maintenance, communal electricity, door entry maintenance and a contribution to long-term repair fund. The service charge is renewed annually in line with the Retail Prices Index.

The property is leasehold with 125 years remaining on the lease.

Council Tax Band D (TBC)

Entrance Hallway

Composite entrance door. Stairs leading up to the first floor accommodation. Separate doors opening into living room, open plan dining kitchen, and downstairs WC.

Living Room

16'1" x 12'0" (4.91 x 3.66)

uPVC double glazed window onto front elevation.

Dining Kitchen

15'3" x 13'8" (4.66 x 4.18)

Fitted in a range of modern base and wall mounted units with work surfaces. Integrated stainless steel multi-function oven with hob and splashback. One and a half bowl stainless steel sink with mixer tap. Recess plumbed for automatic washing machine. uPVC double glazed patio doors open onto rear garden. uPVC double glazed window to rear elevation.

Downstairs WC

Wall mounted wash hand basin and low level WC. uPVC double glazed window to side elevation.

First Floor Landing

Stairs from the entrance hallway lead up to first floor landing. Separate doors open into two bedrooms and a bathroom. uPVC double glazed window to side elevation.

Bedroom One

16'2" x 8'3" (4.93 x 2.53)

Two uPVC double glazed windows to front elevation. Built-in cupboard.

Bedroom Two

13'8" x 8'3" (4.17 x 2.53)

uPVC double glazed window to rear elevation.

Bathroom

Modern white three piece bathroom suite comprising of panelled bath with shower over and glass shower screen; wall mounted wash hand basin; and low level WC. uPVC double glazed window to rear elevation.

Outside

To the rear of the property is an enclosed garden, mainly laid to lawn with a paved patio area. Fenced boundaries provide a good degree of privacy. A footpath provides access to the front of the property. There is a off-road parking to the front of the property.

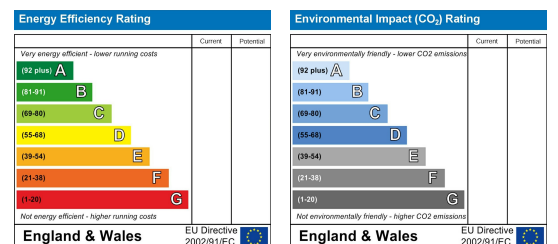
Area Map



Floor Plans



Energy Efficiency Graph



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