



## 2 Abbey Road

Horsforth, Leeds, LS18 4RW

Asking price **£190,000**



**\*\* SHARED OWNERSHIP \*\* NO CHAIN \*\*** Modern kitchen/dining room with patio doors onto rear garden | Living room to front elevation | Main bedroom with en-suite | Three further bedrooms | Family bathroom | Downstairs WC | Carpets and vinyl flooring included | Turfed rear garden | Garage | Off road parking for two vehicles

This fabulous newly built home is available to purchase on a shared ownership basis from £190,000 for a 40% share, plus a monthly rent of £653.12 and a service charge of £30.53 per month.

This 4 bedroom detached house comprises of an entrance hallway; living room; kitchen/dining room; and downstairs WC on the ground floor. Stairs from the hallway lead up to a first floor landing with access to a master bedroom with ensuite; three further bedrooms; and a family bathroom.

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

The development is situated on the former site of Leeds City College, Horsforth Campus set amongst ample green space with surrounding nature reserves, woodlands, parks and attractions. Horsforth is a desirable area of Leeds with popular pubs, restaurants and family-run stores along the High Street. Horsforth also offers a number of good schools, four of which are rated 'Outstanding' by Ofsted.

### Important Information

Maximum 6 person house.

Applicants must have a 'local connection' with the area and meet other eligibility criteria.

### PRICE

£475,000 (100%)

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 40% share, the share purchase price will be £190,000 and the rent will be £653.12 per month, plus a service charge of £30.53 per month.

If you buy a larger share, you'll pay less rent. The table below shows further examples.

Shares available from 40% up to 75%

Share price - Rent each month

40% share £190,000 – £653.12

50% share £237,500 - £544.27

60% share £285,000 - £435.42

70% share £322,500 – £326.56

75% share £356,250 - £272.14

Plus a monthly service charge (£30.53 per month for this financial year), which includes buildings insurance, estate charge, and management fee. This service charge can increase or decrease depending upon expenditure in previous year.

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

Council Tax - not known but expected band D.

### Entrance Hallway

Composite entrance door. Stairs leading up to the first floor accommodation. Door opens into,

### Living Room

17'5" x 10'4" (5.31 x 3.16)

Two uPVC double glazed windows to front elevation and further window to side elevation. Door into,

### Kitchen/Dining Room

19'2" x 9'11" (5.86 x 3.04)

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. uPVC double glazed window to rear elevation. uPVC double glazed patio doors open onto rear garden.

### Downstairs WC

Wall mounted wash hand basin and low level WC.

### First Floor Landing

Stairs from the entrance hallway lead up to first floor landing. Separate doors open into a master bedroom with ensuite; three further bedrooms; and a family bathroom. Door opens into built-in cupboard.

### Bedroom One

13'3" x 9'10" (4.04 x 3.02)

uPVC double glazed window to front elevation. Door opens into,

### En-Suite

Shower cubicle, wash hand basin, and WC. uPVC double glazed window to rear elevation.

### Bedroom Two

13'4" x 10'10" (4.08 x 3.32)

uPVC double glazed window to front elevation.

### Bedroom Three

10'4" x 8'7" (3.16 x 2.62)

uPVC double glazed window to rear elevation.

### Bedroom Four

8'7" x 8'6" (2.62 x 2.60)

uPVC double glazed window to rear elevation.

### Family 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 side elevation

### Garage

Adjoining garage with up and over door. Single door opens onto rear garden.

### 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. To the front of the property is parking space for two cars. Adjoining garage. Two electric vehicle charging points.

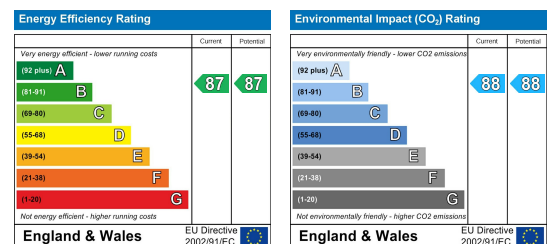
## Area Map



## Floor Plans



## Energy Efficiency Graph



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