



5 Kirk Drive

Horsforth, Leeds, LS18 4RW

Asking price **£136,000**



*** NEW BUILD SHARED OWNERSHIP ** NO CHAIN – AVAILABLE OCTOBER ** Modern dining kitchen with patio doors onto rear garden | Utility | Spacious living room | En-suite | Family bathroom | Downstairs WC | Carpets and vinyl flooring included | Turfed rear garden | Parking space for two vehicles

This fabulous newly built home is available to purchase on a shared ownership basis from £138,000 for a 40% share, plus a monthly rent of £474.38 and a service charge of £30.53 per month.

This 3 bedroom semi-detached comprises of an entrance hallway; living room; dining kitchen; and downstairs WC on the ground floor. Stairs from the hallway lead up to a first floor landing with access to main bedroom with en-suite, a further double bedroom, single bedroom, and a family bathroom.

The property benefits from air-source heating, solar panels, and uPVC double glazing throughout.

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 4 person house.

PRICE - £345,000 (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 £138,000 and the rent will be £474.38 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%

Share price - Rent each month

40% share £138,000 - £474.38

50% share £172,500 - £395.31

60% share £207,000 - £316.25

70% share £241,500 - £237.19

75% share £258,750 - £197.66

Plus a monthly service charge (£30.53 per month for this financial year), which includes buildings insurance, estate charge, and management fee. The service charge is renewed annually in line with the Retail Prices Index .

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

Anticipated Council Tax Band – D.

Standard property construction.

Utilities – mains electric, mains water, and mains sewerage.

Entrance Hall

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

Living Room

13'2" x 12'9" (4.02 x 3.91)

uPVC double glazed windows to front and side elevations. Door opens into understairs cupboard. Door into,

Dining Kitchen

13'2" x 12'9" (5.02 x 3.23)

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

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 three bedrooms and a family bathroom.

Bedroom One

12'7" x 9'0" (3.85 x 2.75)

uPVC double glazed window to rear elevation. Door into,

En-Suite

Shower cubicle. Wash hand basin. Low level WC. uPVC double glazed window to side elevation.

Bedroom Two

10'1" x 9'0" (3.08 x 2.75)

Two uPVC double glazed windows to front elevation.

Bedroom Three

11'5" x 7'1" (3.49 x 2.17)

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 front 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. To the front of the property is parking space for two cars. Electric vehicle charging point.

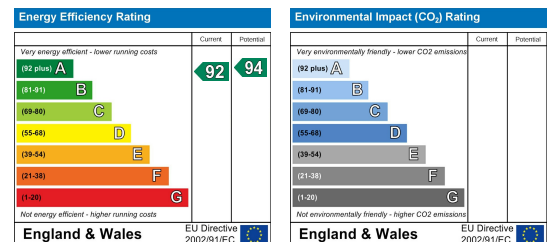
Area Map



Floor Plans



Energy Efficiency Graph



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