



## 2 Flanshaw Field Close

Wakefield, WF2 9FT

Asking price **£105,000**



**\*\* SHARED OWNERSHIP \*\* NO CHAIN \*\*** Spacious living room | Modern kitchen dining room | Three bedrooms | Modern bathroom | Downstairs WC | Carpets and vinyl flooring included | Secluded private turfed rear garden | Allocated driveway parking for 2 vehicles

This fabulous 3 bedroomed newly built home is available to purchase on a shared ownership basis from £105,000 for a 40% share, plus a monthly rent of £360.94 and a service charge of £24.50 per month.

This 3 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 three bedrooms and a bathroom.

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



## Important Information

### PRICE

£260,000 (100%)

Shares available from 25% up to 75%

Share price - Rent each month

25% share £65,625 - £451.17

30% share £78,750 - £421.09

50% share £131,250 - £300.78

60% share £157,500 - £240.63

70% share £183,750 - £180.47

75% share £196,875 - £150.39

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.

Expected to be 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

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

uPVC double glazed window to front elevation. Door opens into under stairs cupboard with light and housing Vaillant heating system. Door into,

### 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 electric multi-function oven with ceramic hob and stainless steel extractor hood over. 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. Wood effect vinyl flooring.

### 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. uPVC double glazed window to side elevation. Door opens into built-in storage cupboard. Separate doors open into three bedrooms and a bathroom.

### Bedroom One

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

Double bedroom. uPVC double glazed window to rear elevation. Radiator.

### Bedroom Two

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

Double bedroom. uPVC double glazed window to front elevation. Radiator.

### Bedroom Three

10'8" x 6'9" (3.27 x 2.06)

uPVC double glazed window to rear elevation. Radiator.

### Bathroom

Modern white three piece bathroom suite comprising of panelled bath with shower over and glass shower screen; pedestal wash hand basin; and low level WC. Ladder style towel rail/radiator. Extractor fan. Wood effect vinyl flooring. uPVC double glazed window to front elevation.

### Outside

To the rear of the property is a spacious enclosed garden, mainly laid to lawn with a paved patio area. Tree at bottom of garden. Wooden storage unit for bikes, etc. Fenced boundaries provide a good degree of privacy. A wooden gate to the side of the property provides access a drive down the side of the property offering ample off-street parking. To the front of the property is a small open plan garden with flower beds and shrubs. A footpath from the driveway leads to the front entrance door.

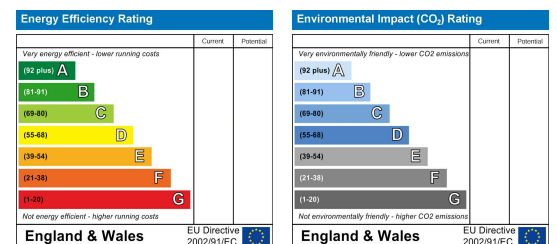
## Area Map



## Floor Plans



## Energy Efficiency Graph



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