



Calf Close

Horsforth, Leeds, LS18 4TH

Asking price £191,000



**** NEW BUILD SHARED OWNERSHIP ** NO CHAIN **** Modern dining kitchen with patio doors onto rear garden | Spacious living room | Bedroom with ensuite and dressing room | Further ensuite | Modern family bathroom | Downstairs WC | Carpets and vinyl flooring included | Turfed rear garden | Driveway parking

This fabulous newly built home is available to purchase on a shared ownership basis from £191,000 for a 40% share, plus a monthly rent of £656.56 and a service charge of £49.40 per month.

This 4 bedroom semi-detached house 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 a double bedroom with ensuite; further double bedroom, single bedroom and a family bathroom. Stairs from landing lead up to second floor with a further double bedroom, ensuite and dressing room.

The property benefits from air-source heating, solar panels, 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 7 person house

PRICE
£477,500 (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 £191,000 and the rent will be £656.56 per month, plus a service charge of £49.40 per month.

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

Shares available from 25% up to 75%
Share price - Rent each month
25% share £119,375 - £830.70
30% share £143,250 - £765.99
40% share £191,000 – £656.56
50% share £238,750 - £547.14
60% share £286,500 - £437.71
70% share £334,250 – £328.28
75% share £358,125 - £273.57

Plus a monthly service charge (£49.40 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

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

Living Room
15'10" x 10'0" (4.85 x 3.05)
Two uPVC double glazed windows to front elevation. Door into,

Kitchen/Dining Room
17'4" x 13'8" (5.30 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. uPVC double glazed window to rear elevation. uPVC double glazed window to side 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
15'3" x 9'10" (4.65 x 3.01)
uPVC double glazed window to front elevation. Door opens into,

En-Suite
Shower cubicle, wash hand basin, and WC. uPVC double glazed window to side elevation.

Bedroom Two
14'4" x 9'2" (4.38 x 2.81)
uPVC double glazed windows to rear elevation.

Bedroom Three
10'2" x 7'10" (3.11 x 2.39)
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

Second Floor Landing
Stairs from first floor landing lead up to second floor landing. Door opens into built-in cupboard. Separate door opens into,

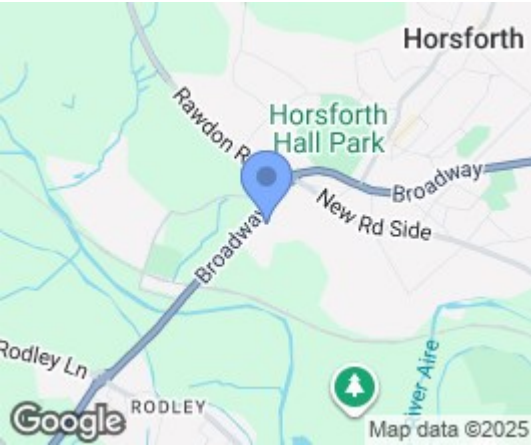
Bedroom Four
10'8" x 9'8" (3.27 x 2.97)
uPVC double glazed dormer window to front elevation. Opens into,

Dressing Room
Built-in storage. Door opens into,

En-Suite
Shower cubicle, wash hand basin, and WC. Built-in cupboard.

Outside
To the rear of the property is an enclosed garden, mainly laid to lawn with a paved patio area. Timber shed. Fenced boundaries provide a good degree of privacy. Double driveway with parking. Electric vehicle charging point.

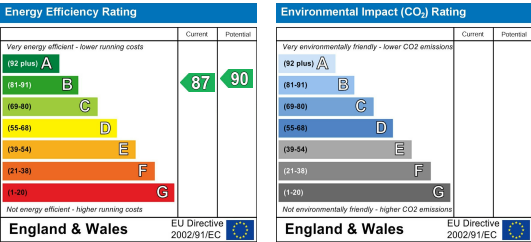
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.