



19 Cormorant Mews

Green Hammerton, York, YO26 8FT

Asking price **£68,875**



**** SHARED OWNERSHIP ** NO CHAIN **** Dining kitchen with patio doors onto rear garden | Living room to front of property | Downstairs WC | Two double bedrooms | Modern bathroom | Carpets and vinyl flooring included | Turfed rear garden | Driveway parking

This fabulous 2 bedroomed newly built home is available to purchase on a shared ownership basis from £68,875 for a 25% share, plus a monthly rent of £473.52 and a service charge of £29.54 per month.

This 2 bedroom semi-detached house is built by Avant Homes in partnership with Stonewater and comprises of a living room, dining kitchen, and downstairs WC on the ground floor. Stairs lead up to a first floor landing with access to two double bedrooms and a family bathroom.

The property benefits from gas central heating and uPVC double glazing.



Important Information

Applicants must have a 'local connection' with the district of Harrogate and meet other eligibility criteria.

Other shared ownership plots are available on this site.

PRICE

£275,500 (100%)

Shares available from 25% up to 75%
Share price - Rent each month

- 25% share £68,875 - £473.52
- 30% share £82,650 - £441.95
- 40% share £110,200 - £378.81
- 50% share £137,750 - £315.68
- 60% share £165,300 - £252.54
- 70% share £192,850 - £189.41
- 75% share £206,625 - £157.84

Plus a monthly service charge (£22.29 per month for this financial year), which includes buildings insurance, management fees, and an estate charge. 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 Band C

Living Room

14'7" x 12'0" (4.46 x 3.67)

Composite entrance door. uPVC double glazed window to front elevation. Radiator. Stairs leading up to the first floor accommodation.

Dining Kitchen

14'7" x 9'9" (4.46 x 2.99)

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. Door opens into built-in under stairs cupboard with plumbing for washing machine. uPVC double glazed patio doors open onto rear garden. Radiator.

Downstairs WC

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

First Floor Landing

Radiator. Separate doors open into two double bedrooms and a bathroom.

Bedroom One

14'7" x 10'4" (4.46 x 3.17)

uPVC double glazed window to rear elevation. Radiator.

Bedroom Two

14'7" x 8'8" (4.46 x 2.65)

uPVC double glazed window to front elevation. Built-in cupboard housing gas fired boiler. Radiator.

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. Chrome ladder style towel rail/radiator.

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 driveway down the side of the property provides access to the front of the property. The driveway provides ample parking. Small open plan garden to front of property with footpath leading to the front door.

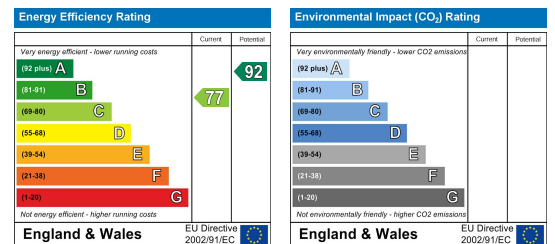
Area Map



Floor Plans



Energy Efficiency Graph



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