



76 Fewston Drive, Harrogate, HG3 2FH

£118,000 for 40% Share
Shared Ownership

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A fantastic opportunity to purchase a modern and well-presented two-bedroom semi-detached property with garden and allocated parking, forming part of this popular modern development close to amenities and open countryside.

On the ground floor there is a modern fitted kitchen, together with spacious sitting / dining room with glazed door leading to the garden. There is a downstairs WC and upstairs there are two good-sized bedrooms and a modern bathroom. The property has an attractive rear garden and an allocated parking space.

The property is situated on this popular modern development on the outskirts of Harrogate, on the edge of beautiful open countryside well served by local amenities and is convenient for the town centre. This is a shared ownership property, where buyers can buy 40% of the property. No onwards sales chain.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

SITTING / DINING ROOM

A spacious reception room with sitting and dining areas. Glazed doors lead to the garden. Fitted cupboard with boiler and power for additional appliances.

KITCHEN

With a range of fitted units with electric hob, integrated oven, fridge freezer and space for washing machine.

CLOAKROOM

With WC and washbasin.

FIRST FLOOR

BEDROOM 1

A large double bedroom with fitted cupboard.

BEDROOM 2

A further double bedroom.

BATHROOM

A white modern suite comprising WC, washbasin, and bath with shower above. Heated towel rail.



OUTSIDE

The property has the benefit of a parking space. There is a good-sized rear garden with lawn and patio. Access to bike store.

AGENTS NOTE

The property is a shared ownership property. 40% is available to purchase. The remaining share will be retained by Home Group

Rent is paid on the unowned share of the property. Based on 40% ownership the rent and service charge payment is £?? per month

The property is long leasehold, with an original lease of 125 years from 2020

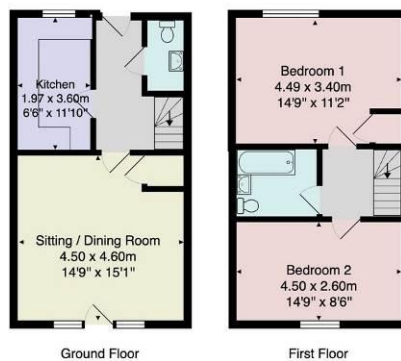
You may purchase further shares of the property at any time, in this property up to 100%.

Animals or birds may only be kept at the property with written permission from the landlord, in the form of a revocable license at a cost of £125 plus VAT.

All applicants must complete a Home Group application, financial assessment and be formally approved by Home Group and all the local authority, before a sale can be agreed.

A share up to 100% of the property can be purchased.





Total Area: 73.4 m² ... 790 ft²
 All measurements are approximate and for display purposes only.
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Verity Frearson

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		