



Partridge Road, Easingwold 35% Share £85,750

An exciting affordable housing opportunity, exclusively for the Over 55's, to buy a 35% share of a fabulous 2023 built 2 bedroom semi-detached bungalow with off road parking and an enclosed rear garden.

*** NO ONWARD CHAIN ***



Inside

A surprisingly spacious reception hall leads off into a living room with double doors opening out into the rear garden and stylish dining kitchen providing a range of base and wall storage cupboards, freestanding appliance space, integrated 4 ring gas hob and a built-in fan assisted oven and grill.

The bungalow also features 2 double bedrooms and a bathroom with heated towel rail and a shower above the bath.

Other internal features of note include a gas fired central heating system, double glazing and the residue of a 10 year structural warranty.

Outside

A tarmac hardstanding at the front of the property provides off road parking and the enclosed rear garden is mainly laid to lawn and features a small paved seating area.

How Does Shared Ownership Work

Shared Ownership allows you to part buy and part rent a property from a housing association. In this particular instance you can buy as little as a 35% share and rent the remaining 65% from Together Housing. The greater the share you own the lower amount of rent is payable as illustrated below:

35% Ownership - £85,750 plus Monthly Rent - £363.62

The information below shows further examples for the Share, Purchase Price & Monthly Rent

- 40% - £98,000 - £335.65
- 50% - £122,500 - £279.71
- 60% - £147,000 - £223.77
- 70% - £171,500 - £167.83
- 80% - £196,000 - £111.88
- 90% - £220,500 - £55.94



Subject to affordability and Together Housings approval there could be the option to purchase 100% share of the property which at this point the freehold will transfer to you.

Please note that there is a additional £17.63 per month for Buildings Insurance, Estate Charge and Management Fees. For further information on purchasing this property and for confirmation of your eligibility to buy please contact Together Housing on 0300 330 5533 or go to www.mytogetherhome.co.uk where you will also be able to download an Application Form.

Eligibility Criteria

- You must be over 55 years of age
- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

Plus one of the following must also be met:

- you are a first-time buyer
- you used to own a home but cannot afford to buy one now
- you are forming a new household - for example, after a relationship breakdown
- you are an existing shared ownership property owner and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

Also, you must have a local connection to the YO61 area either through residency, work or family.

Services

We have been advised by the vendor that all main services are connected to the property.

Energy Efficiency

This property's current energy rating is B (84) and has the potential to be improved to an EPC of A (97).

Council Tax & Postcode

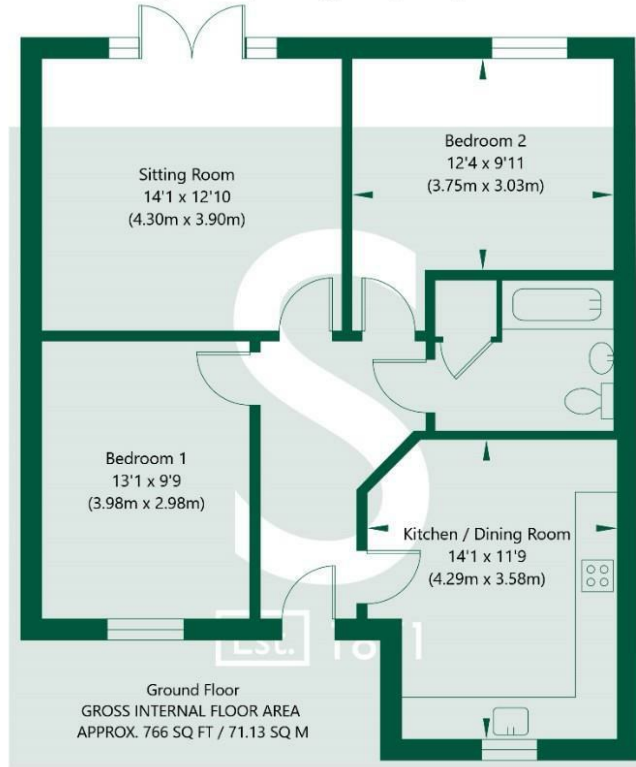
This property sits within North Yorkshire Council and is in the tax band of C. The postcode for the property is YO61 3SB .

Tenure

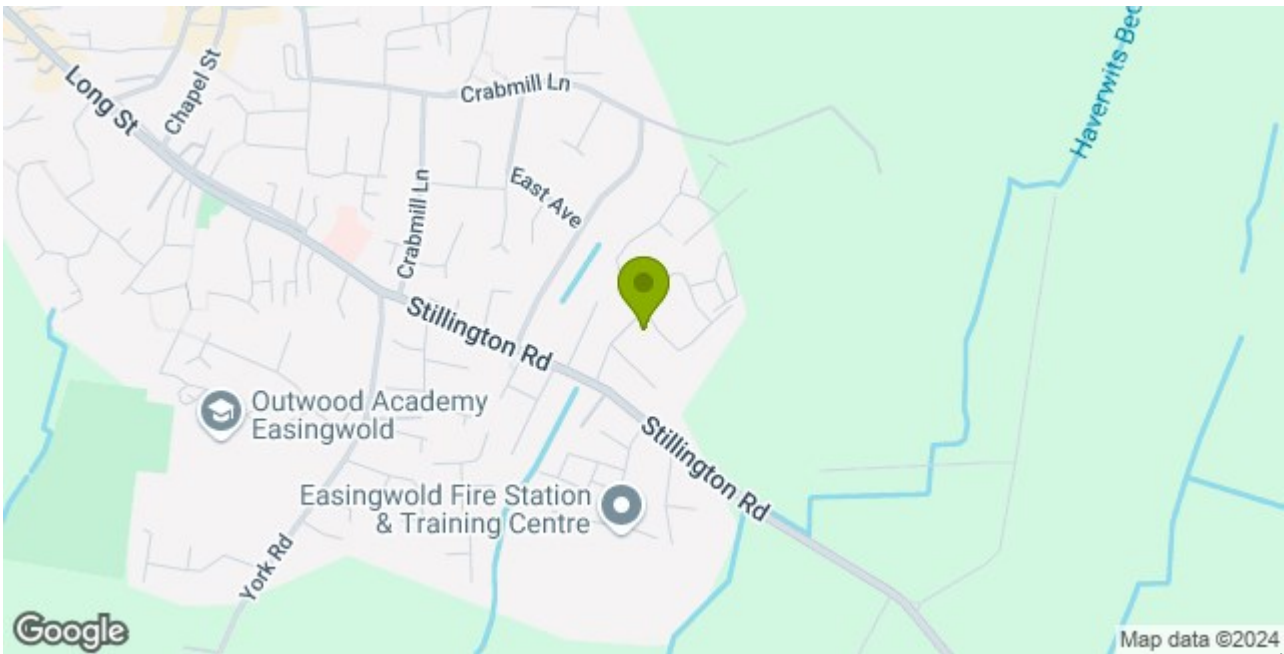
We have been informed by the vendor that the property is leasehold.



Partridge Road, Easingwold, York, YO61 3SB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 766 SQ FT / 71.13 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

