



Wren Drive, Boroughbridge 50% Shared Ownership £115,000

An exciting affordable housing opportunity through Yorkshire Housing to purchase a 50% share of a stylish 2021 built 2 bedroom semi-detached property with off road parking and an enclosed rear garden with a delightful wooded backdrop.

*** NO ONWARD CHAIN & OPTIONS TO BUY UP TO A 75% SHARE ***



Inside

An entrance lobby with staircase leads into a sitting room and an impressive dining kitchen featuring a range of base and wall storage cupboards, stainless steel sink and drainer unit and an integrated gas hob with filter canopy above and a fan assisted oven under complemented by freestanding appliance space, rear garden access and a cloakroom/wc leading off.

The first floor landing features an airing cupboard and doors leading off into 2 double bedrooms and a bathroom with a shower over the bath.

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

Outside

A driveway at the front of the property provides parking and access to an EV charging point.

The rear garden is enclosed, mainly laid to lawn and enjoys a wooded backdrop.

Eligible Occupier & Local Connection

Please note that this property is being sold on a leasehold basis (989 years from 2021) with a monthly rent payable of £263.59 and a service charge of £13.31 a month to include Buildings Insurance, Management Fee & Administration Fee. To be eligible to buy either a 50% (or up to a 75%) share of this property the purchaser must be able to meet the "Local Connection" criteria set out by the housing association as outlined below:

"Eligible Occupier" means a person or household containing a person who is in housing need for a property of this type in question and who is unable to afford to purchase or rent dwellings of a similar kind generally available on the open market, within the administrative area of the Council provided that a person within the household has a Local Connection to Boroughbridge Sub Area including the parishes of Boroughbridge, Cundall & Leckby, Ellenthorpe, Humberton, Kirby Hill, Langthorpe, Milby, Newby with Mulwith, Norton Le Clay, Roecliffe, Skelton On Ure, Thornton Bridge and Westwick, although the connection area has now been updated to include the whole of the former Harrogate Borough Council administrative boundary.

"Local Connection" means an Eligible Occupier has a Local Connection with an area if:

(1) that person or a person within that household currently lives in the relevant area of the Council and has lived there for at least two years; or

(2) has a Close Family ordinarily resident in the relevant area (for a minimum period of ten years); or

(3) has previously lived in the relevant area of the Council (for a continuous period of at least five years), or

(4) is either in employment or has an offer of employment as their main place of work in the area and is under contract for a minimum 12 month period and for at least 16 hours a week.

Energy Efficiency

The property's current energy rating is B (86) and has the potential to be improved to an EPC rating of A (96).

Services

We have been informed by the Vendor that all mains services are connected to the property

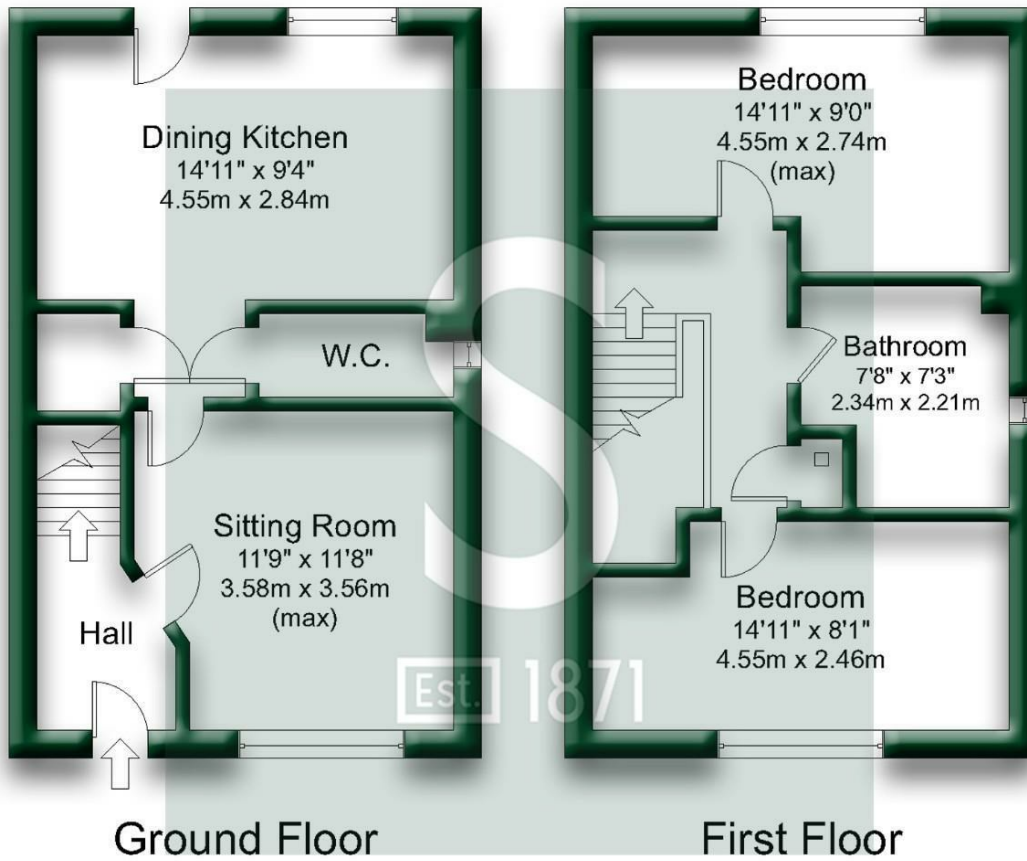
Tenure

We have been informed by the Vendor that the property is Leasehold.

Council Tax & Postcode

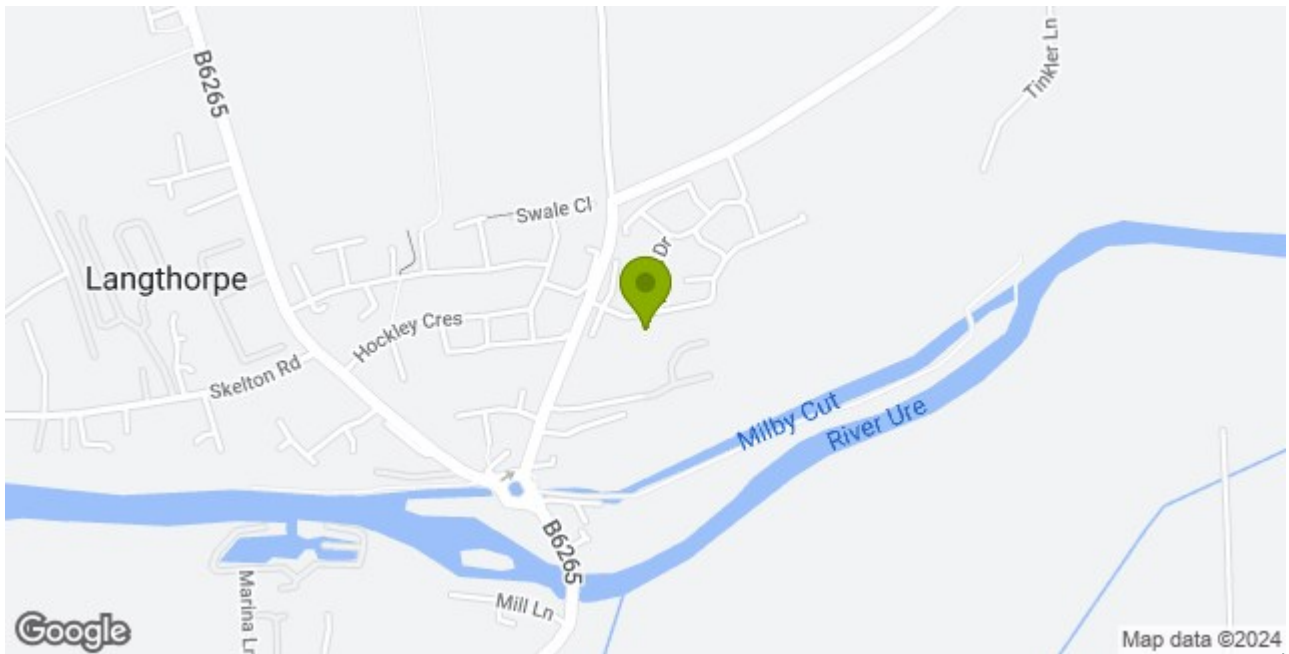
This property is within North Yorkshire Council and the tax band is B. The property's postcode is YO51 9GG.





Gross internal floor area (approx.): 69.6 sq m (750 sq ft)

Not to Scale. Copyright © Apex Plans.
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Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
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York Auction Centre	01904 489731
Haxby	01904 809900

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

