



Willow Grove, Boroughbridge 50% Shared Ownership £140,000

An exciting shared ownership opportunity to purchase 50% (subject to meeting the required Eligible Occupier criteria) of a stylish 3 bedroom semi-detached property built by Linden Homes in 2021 featuring impressive living space across 3 floors and a fabulous principal bedroom with en-suite shower room.

*** NO ONWARD CHAIN ***

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Inside

A reception hall with cloakroom/wc and additional storage cupboard leads off into a sitting room with a feature fireplace and double doors opening out into the rear garden. The fabulous 15'0" (4.56m) long dining kitchen features a range of base and wall storage cupboards, stainless steel sink and drainer unit, integrated gas hob and fan assisted oven plus freestanding appliance space.

The first floor landing leads off into one double bedroom, one single bedroom and a house bathroom with wc, wash basin and a bath with mixer tap shower attachment.

The second floor features an impressive principal bedroom with a stylish en-suite shower room.

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

Outside

To the front, there is a footpath that leads to a large communal area with glimpses of the river. The enclosed rear south facing garden, has been landscaped to feature a low maintenance artificial lawn, and both decked and paved seating areas. Beyond the garden is a single width, tandem length parking space.

So How Does Shared Ownership Work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a 25% (50% minimum in this instance) share to as much as 80% and rent the remaining share from Heylo Housing Association. The greater the share you own the lower amount of rent is payable as illustrated in the examples below:

50% £140,000 plus Monthly Rent £382.37

60% £168,000 plus Monthly Rent £305.90

70% £196,000 plus Monthly Rent £229.42

75% £210,000 plus Monthly Rent £191.19

80% £224,000 plus Monthly Rent £152.95

Plus the Estate Charge of To Be Confirmed.

Eligible Occupier & Local Connection

To qualify for this shared ownership, we have been informed by Heylo Housing Association that each buyer must meet the below eligibility criteria.

- Buyers must be at least 18 years old.
- Buyers must have a total household income under £80,000
- Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information).
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.
- Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible).
- Self-employed buyers must be able to provide 2-years evidence of their income.

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (95).

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 with the residue of a 125 year lease.

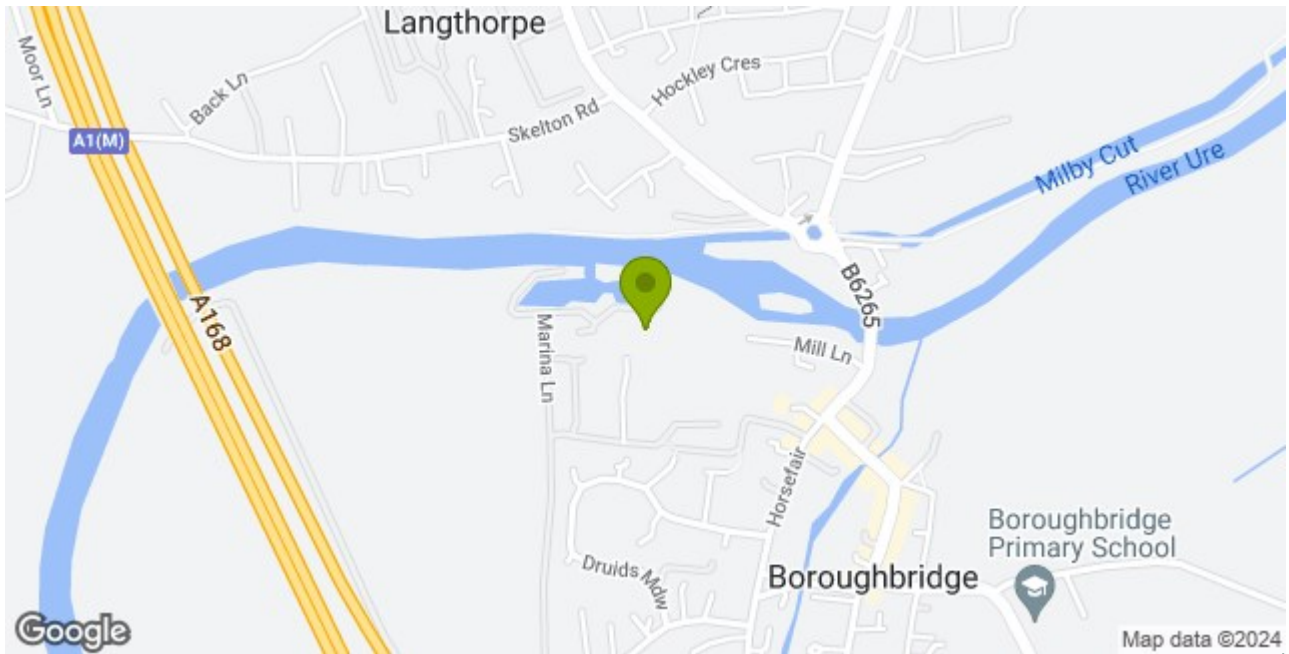
Council Tax

This property is within North Yorkshire Council and the tax band is D.

Willow Grove, Boroughbridge, York, YO51 9FX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 873 SQ FT / 81.12 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Partners

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- 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

