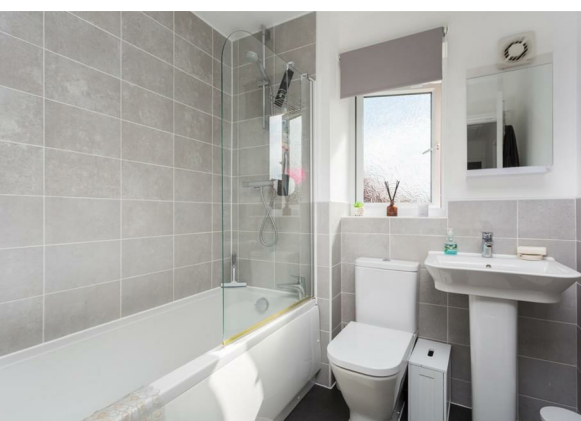
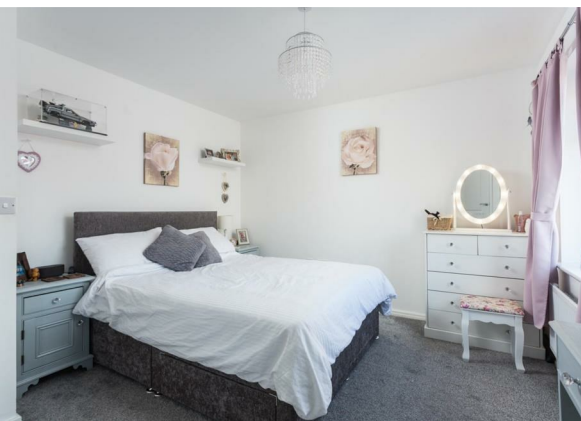




Pasture Close, Boroughbridge 25% Shared Ownership £55,000

**** 25% SHARE OWNERSHIP ****

An ideal opportunity for first time buyers to acquire a 25% share ownership in this well presented 2 bedroom semi detached house with off road parking, located within this sought after development.



Accommodation

The property is entered through a double glazed front entrance door into a reception hall with single radiator and staircase leading to the first floor accommodation.

Moreover, the property benefits from a downstairs cloakroom having a low flush w/c and bracketed wash hand basin with tiled splashbacks, in addition to an extractor fan and radiator.

One of the feature rooms of the property is the breakfast kitchen having a stylish range of built-in base units to 3 sides with laminated worktops and inset stainless steel sink unit. There is an additional range of matching high level storage cupboards, as well as a built-in Zanussi electric oven, 4-point induction hob unit and brushed stainless steel extractor canopy. The kitchen provides plumbing for a washing machine and space for both a fridge freezer unit and breakfast table. There is an extractor fan, radiator and wall mounted gas fired central heating boiler.

Located at the rear is a spacious living room with television aerial point, understairs storage cupboard and French doors leading out onto the rear garden beyond.

The property enjoys 2 good size bedrooms with the main bedroom being located at the front of the house with a built-in over stairs wardrobe. Both bedrooms benefit from radiators.

Finally, there is a house bathroom having a low flush w/c, pedestal wash hand basin and inset panel bath with wall mounted shower attachment and full height tiled surround.

To The Outside

The property is accessed directly off Pasture Close onto a front hardstanding with off street parking for 1 motor vehicle. There is a visitor parking space under development situated immediately joining the allocated space.

Directly to the front of the property is a storm porch with a flagged pathway which continues down the side of the property. A lockable gate leads through to the rear garden.

Running full width across the rear elevation is a flagged patio which steps out onto a rectangular rear garden being laid to lawn with surrounding fenced boundaries.

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (96).

So How Does Shared Ownership Work

Shared Ownership is a Government funded scheme allowing you to buy a share in a home. On this property you can buy a 25% share and rent the remaining share from Broadacres Housing Association. The rent on this property is outlined below:

25% £55,000 plus Weekly Rent £100.83

Plus the Service Charge of £2.87 per week.

It should be noted that once completed on the 25% share a buyer has the option to 'staircase' allowing them to purchase up to an 80% share and rent the remaining 20% share from Broadacres Housing Association.

Eligible Occupier & Local Connection

"Eligible Occupier" means a person or household containing a person who has a "Local Connection" to the Vale of York sub area comprising the parishes of: Boroughbridge, Ellenthorpe, Kirby Hill, Milby, Norton-Le-Clay, Skelton -On-Ure, Westwick, Cundall with Leckby, Humberton, Lanthorpe, Newby with Mulwith, Roeccliffe and Thornton Bridge.

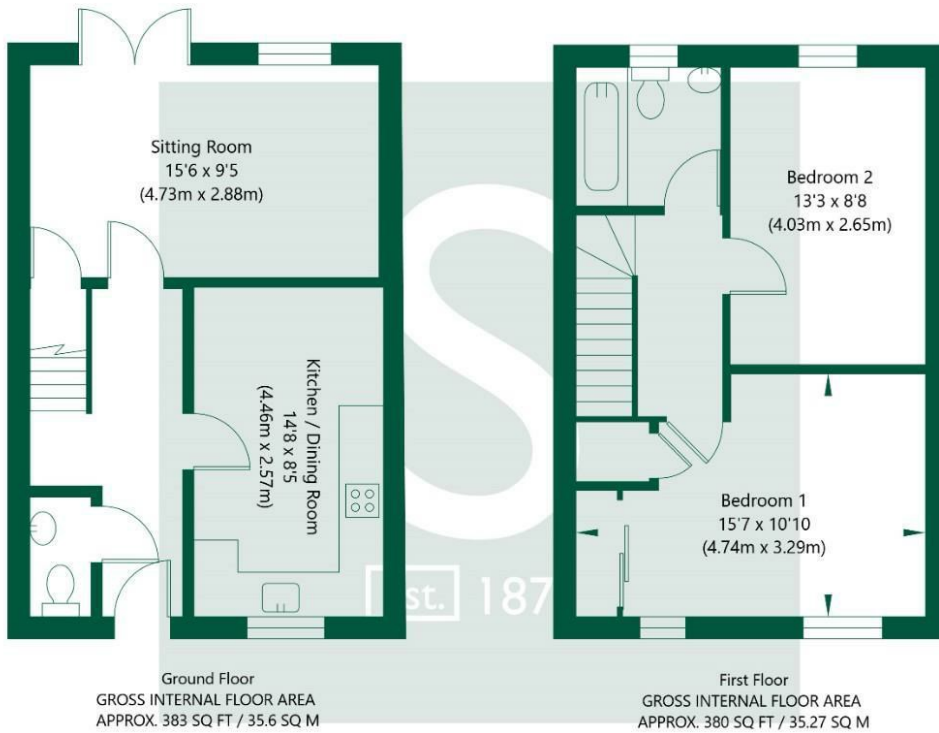
"Local Connection" means that you or a person within the household currently lives within the defined area and has lived there for at least 2 years.

Or has close family resident in the defined area (minimum of 5 years).

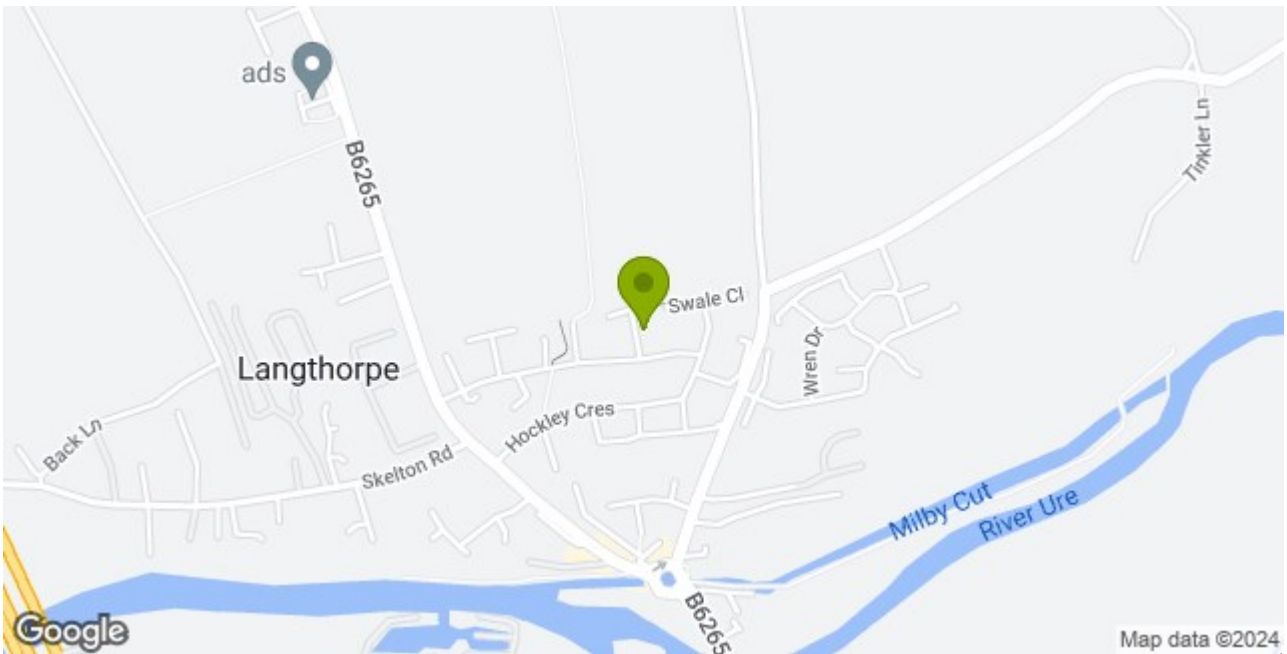
Or who has previously lived in the area for a continuous period of 10 years.

Or is in permanent employment in that area.

Pasture Close, Boroughbridge, York, YO51 9FP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 763 SQ FT / 70.87 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

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Boroughbridge	01423 324324
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York Auction Centre	01904 489731
Haxby	01904 809900

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- 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

