



Dere Way, Boroughbridge 40% Shared ownership £90,000

*** 40% SHARED OWNERSHIP ***

An excellent opportunity for first time buyers to acquire a minimum of a 40% share in ownership of this immaculately presented 2 bedroom semi-detached house, enjoying a delightful landscaped rear garden, and off road parking.



Accommodation

The property is entered via a composite door into a reception hall with patterned tiled flooring and a useful utility cupboard housing a fitted open reach WiFi box, plumbing for a washing machine and dryer, and the gas boiler. Also off the reception hall is the generous down stairs cloakroom/wc with low flush wc, a standing wash hand basin, and a double glazed uPVC window.

Leading from the reception hall is the stunning open plan kitchen/living room with laminate wooden flooring throughout, and uPVC double glazed windows and doors with fitted blinds leading out to the rear garden beyond. The generous lounge area includes two pendant lamps hanging from the ceiling, two radiators, and a television aerial point.



The kitchen offers a range of matching high and low level storage cupboards with an integrated Zanussi oven and freestanding appliance space. The laminate worktops are of a crushed stone style and include a fitted stainless steel sink and dish drainer, and a fitted four ring Zanussi gas hob. The peninsula island includes fitted shelving, and it has been skillfully extended using reclaimed wood to provide an artistic and useful breakfast bar.

The staircase leads up from the kitchen to a landing with loft hatch access to a partially boarded loft, and to the spacious principal bedroom located to the rear of the property which includes plenty of freestanding wardrobe space, radiator, television aerial point, and uPVC double glazed windows out to the rear aspect.

Bedroom 2 is positioned at the front of the property and features an alcove for a dressing table or desk, built in above stairs storage cupboard, and includes a single radiator and two double glazed uPVC windows.



The house bathroom features a low flush wc, standing wash hand basin with partial tiled splash back, and a shower over the bath with ceramic tiled splash backs to three sides with a glass shower screen. The bathroom includes a single radiator and fitted ceiling down lighters.

To The Outside

At the front of the property is a single car tarmac drive leading up to the herbaceous boundary separating the home and the drive. Adjacent to the drive is a barked area with bushes to one side, the current owners have used hard standing beneath this bark to allow for an additional vehicle to be parked in front of the property and off the road. To the right of the property is a stone flagged path leading to the rear of the property through a timber gate.

The rear garden has been landscaped and benefits from a stone flagged patio, a gravel area, and a lawned area surrounded by shrubbery with bark mulch, and a raised plant bed made from reclaimed wood.

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).

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% (40% minimum in this instance) share to as much as 100% and rent the remaining share from Thirteen Group. The greater the share you own the lower amount of rent is payable, in this circumstance the rent on the remaining share is illustrated below:

40% £90,000 plus Monthly Rent £356.63.

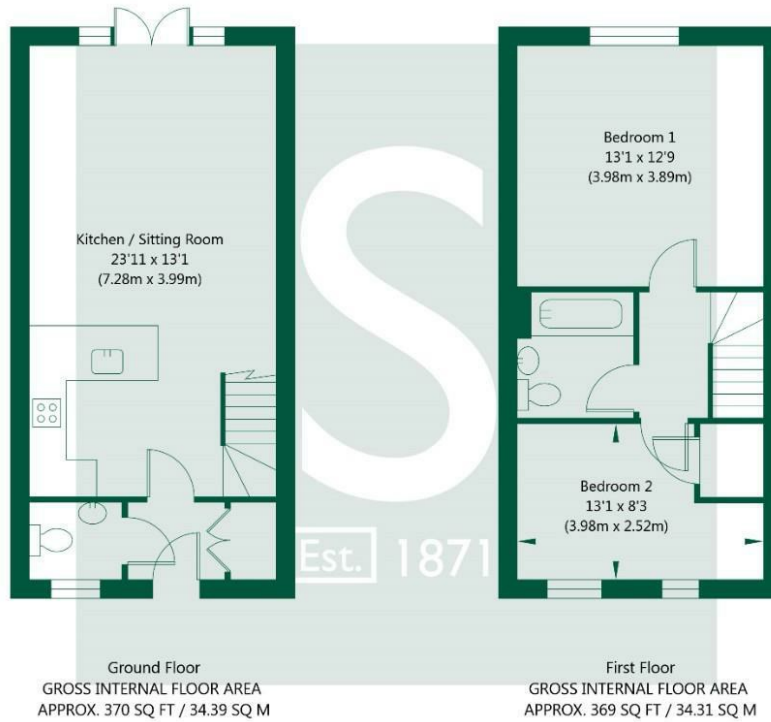
Please note the monthly rent payable includes the service charge, admin charge and insurance.

Required Local Connection

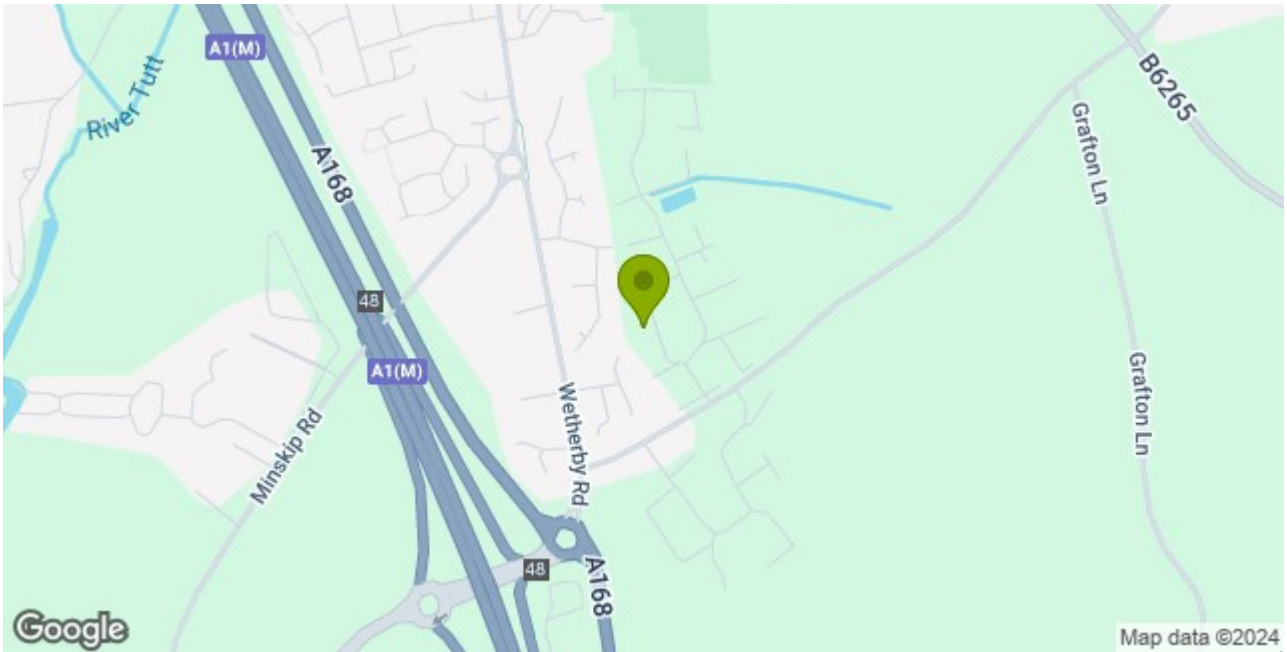
Thirteen Group have informed us that in order to be eligible for this shared ownership opportunity, a buyer must have a local connection to Boroughbridge or one of the surrounding villages within a 5 mile radius of Boroughbridge. Examples of these villages include; Roeclyffe, Aldborough, Marton cum Grafton, Great Ouseburn, Little Ouseburn, Marton le Moor, Helperby, Dishforth, Skelton on Ure, Minskip, and Arkendale. A local connection is defined as someone who lives/has lived in the area, someone who has family who live in the area, or someone who works within the defined area.



Dere Way, Boroughbridge, York, YO51 9RH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 739 SQ FT / 68.7 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Associates

N Lawrence

