



17 Ullswater Park, Dronfield Woodhouse, Dronfield, S18 8NL

Saxton Mee

# 17 Ullswater Park

## Dronfield Woodhouse

### £165,000

The price of this excellent bungalow represents a 70% share with the remaining 30% being in the ownership of Guinness Homes. Restricted to people aged 55 years and over.

This detached bungalow offers a gas fired central heating system, uPVC double glazing, cavity wall insulation, burglar alarm and briefly comprises: hall, good sized living room with ornamental feature fireplace, fitted kitchen, double bedroom, second bedroom and shower room having a white suite.

Drive with off road parking, communal mainly lawned garden, patio to the rear. No upward chain.

The property forms part of a small purpose built cul-de-sac of similar properties and it is a necessity that certain requirements are met by the purchaser.

Lease information : Term 65 years. It should be noted that the price represents a 70% ownership of the property and that the remaining 30% is leased from The Guinness Partnership at a rent of £105.45 per month which includes maintenance of the gardens and grounds and buildings insurance.



- Over 55's development
- Shared ownership with 70% being available to purchase
- Double glazing and central heating
- Parking and communal gardens
- Two bedrooms
- Easily maintained
- EPC: D
- Council Tax Band
- Leasehold





APPROXIMATE GROSS INTERNAL AREA = 57.2 SQ M / 616 SQ FT

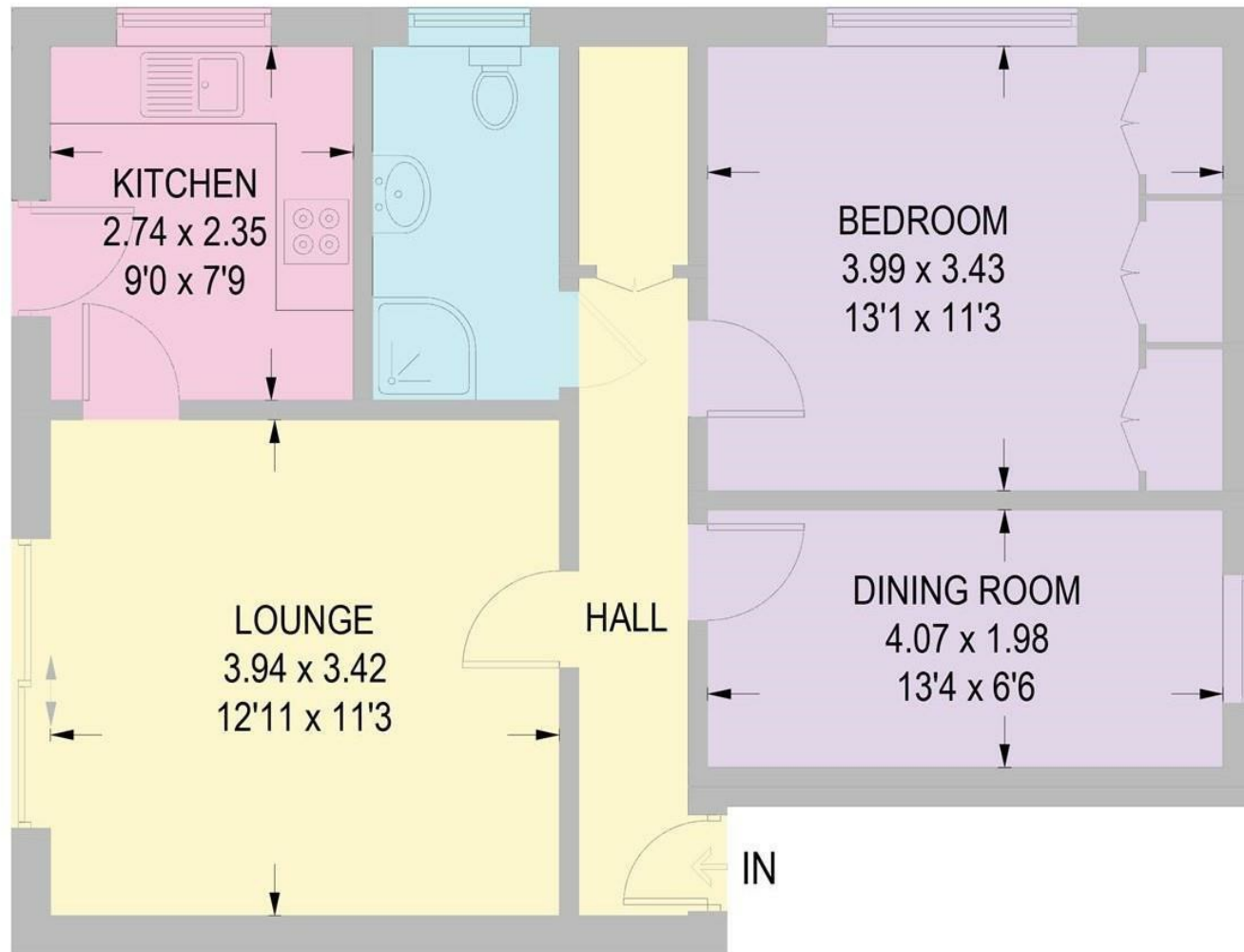


Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Dronfield  
T: 01246 290992  
E: [dronfield@saxtonmee.co.uk](mailto:dronfield@saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

