



Larch Lane, Yarm, TS15 9YA
3 Bed - House - Semi-Detached
£60,000

Council Tax Band: C
EPC Rating: B
Tenure: Leasehold - Share
of Freehold



SMITH &
FRIENDS
ESTATE AGENTS



Larch Lane, TS15 9YA

*** SHARED OWNERSHIP SCHEME FROM 25% OWNERSHIP ***
*** NO CHAIN SALE ***

NEW TO THE MARKET, with Smith & Friends, this lovely three-bedroom semi detached property, situated in the sought after development of Tall Trees, Yarm. The property is located close to Yarm Train Station and a lovely walk to Yarm High Street with pubs, restaurants and shops.

The property briefly comprises of; Bright Entrance Hall, with Downstairs WC, Living Room with Floor to Ceiling Windows, and to the rear of the property you will find an Open-Plan Kitchen/Diner comprising of integrated induction hob, electric oven, integrated fridge/ freezer, with French Doors to the Stunning Landscaped Rear Garden.

The first floor provides a Spacious Landing, with Two Good Sized Double Bedrooms 'Master' with En-Suite Shower Room and the Third is a Single Bedroom, currently used as a Home Office. Off the Landing you will also find a Modern Three Piece Family Bathroom.

Externally, the property has ample of off-street parking to the side of the property on an allocated driveway, well maintained lawn to the front, whilst the rear garden has been recently landscaped.

COSTS:-
Ownership Sale Price - £60,000
Weekly Rent - £98.02
Annual Building Insurance - £89.67
SERVICE CHARGE - £3.11 per week
** This represents a 25% share of the full open market value of £240,000 **
**This includes: Maintenance of Public Roads/Paths/Greenery. Rent and Service Charges are Reviewed Annually.

T & C's Requirements:- Refer to Smith & Friends Estate Agents - Ingleby Barwick for Further Information

For a viewing contact SMITH & FRIENDS - Estate Agents Ingleby Barwick, Early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway
16'6" x 7'1"

Downstairs WC
5'10" x 3'0"

Living Room
16'2" x 9'10"

Kitchen / Diner
10'6" x 17'5"

FIRST FLOOR

Landing
13'1" x 7'1"

Bedroom 1
12'4" x 10'0"

En-Suite
3'11" x 8'0"

Bedroom 2
10'4" x 10'1"

Bedroom 3
7'5" x 7'0"

Family Bathroom
6'0" x 7'0"

TERMS OF PURCHASE

T & C's Requirements:-
Application Process:

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.









Ground Floor



En-Suite
3'11" x 8'1"
1.21 x 2.46 m

Floor 1

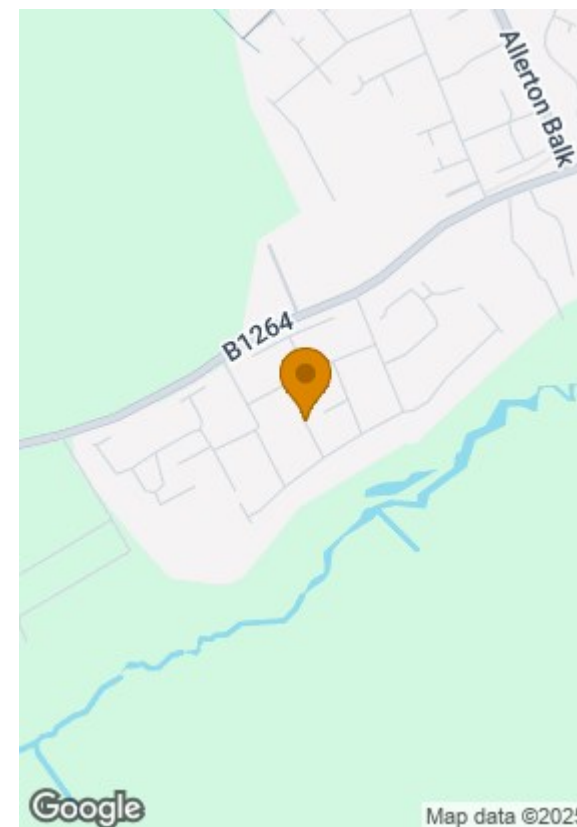
Approximate total area⁽¹⁾

887 ft²
82.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Barwick Lodge, Ingleby Way, Ingleby Barwick,
TS17 0RH
Tel: 01642 762944
inglebybarwick@smith-and-friends.co.uk
www.smith-and-friends.co.uk



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