

28, Watson Drive,  
Goole, Eastington, DN14 7YU  
25% Shared Ownership £51,250



A fabulous opportunity to acquire a 'new build' property positioned on this popular Dimmack Brothers Development off Nanrock Close in the village of Eastington, close to Howden.

This end of terrace property is offered for sale on a shared ownership basis through the East Riding of Yorkshire Council. Shares available from 10% to 75%.

Briefly comprises of entrance hall, open plan kitchen/living area with cloakroom off the kitchen. 2 bedrooms to the first floor, storage and modern bathroom suite. Outside, driveway to the front of the property provides off-street parking and there is a lawned enclosed garden to the rear.

Tenure - Leasehold

Council Tax Band - TBC

EPC - B



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#### LEASE TYPE

Shared Ownership House Lease

#### ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

With staircase off to first floor. door leading into:

##### FITTED KITCHEN

3.44m x 4.90m (11'3" x 16'0")

Good range of fitted floor and wall units with complimentary work tops. Incorporating a one and half bowl sink stainless steel sink unit, integrated oven, hob with cooker hood over. A gas fired central heating boiler, power points, radiator. Door leading into cloakroom.

##### CLOAKROOM

Comprises white suite. Low flush wc, wash hand basin.

##### THROUGH LOUNGE/LIVING AREA

4.44m x 3.35m (14'6" x 10'11")

With patio doors to the rear garden aspect. Radiator and power points.

##### FIRST FLOOR

##### LANDING

With access to loft space. Power points. Door to storage cupboard housing hot water cylinder.

##### BEDROOM ONE

4.42m x 3.19m (14'6" x 10'5")

Radiator, power points and Tv point. Recessed cupboard with sensor light.

##### BEDROOM TWO

3.44m x 2.80m (11'3" x 9'2")

Radiator, power points and Tv point.

##### BATHROOM

2.35m x 1.98m (7'8" x 6'5")

Partially tiled modern white suite, comprising panelled bath with shower attachment over, and screen. Low flush wc, wash hand basin, heated towel rail, extractor fan and shaver point.

##### OUTSIDE

To the front of the property is a large gravelled driveway with ample parking space and decorative planting. The rear garden is enclosed and mainly laid to lawn. To the side is a lawned area with side access gate.

#### ADDITIONAL INFORMATION

##### APPLIANCES

None of the appliances have been tested by the agents.

##### SERVICES

Main gas, electricity and drainage are connected to the property

##### SHARE PURCHASE PRICE & EXAMPLES

The share purchase price is calculated using the full market value and the percentage share purchased.

Able to purchase a share from 10% to 75% dependant on an affordability assessment.

If you buy a 25% share, the share purchase price will be £51,250 and the rent will be £352.34 a month.

If you buy a larger share, you'll pay less rent. The table below shows further examples.

Share	Share Purchase Price	Monthly rent
10%	£20,500	£422.81
25%	£51,250	£352.34
30%	£61,500	£328.85
40%	£82,000	£281.88
50%	£102,500	£234.90
60%	£123,000	£197.92
70%	£143,500	£140.94
75%	£153,750	£117.45

The percentage share and rent amount will change depending on the amount you can afford. You'll receive a worked example after a financial assessment.

Your annual rent is calculated as 2.75% of the remaining share of the full market value owned by the landlord.

##### MONTHLY PAYMENT TO THE LANDLORD

In addition to the rent above, the monthly payment to the landlord includes:

Service charge £0

Estate charge £0

Buildings insurance £8.64

Management fee £0.86

Reserve fund payment £0

Total monthly payment excluding rent £9.50

##### RESERVATION FEE

Reservation fee £200

You'll need to pay a reservation fee to secure your home. When you pay the fee, no one else will be able to reserve the home.

The reservation fee secures the home for 84 days. If you buy the home, the fee will be taken off the final amount you pay on completion. If you do not buy the home, the fee is not refundable.

##### ELIGIBILITY

Eligibility 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.

##### LEASE TERM

990 years

For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

##### TRANSFER OF FREEHOLD

At 100% ownership the freehold can transfer to you.

##### LANDLORD

East Riding of Yorkshire Council

County Hall

Cross Street

Beverley

HU17 9BA

##### LANDLORD NOMINATION PERIOD

When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

##### PETS

You can keep pets in the home.

##### SUBLETTING

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or
- have your landlord's permission which they will only give in exceptional circumstances (see section 1.5 in 'Key information about shared ownership' document)

and

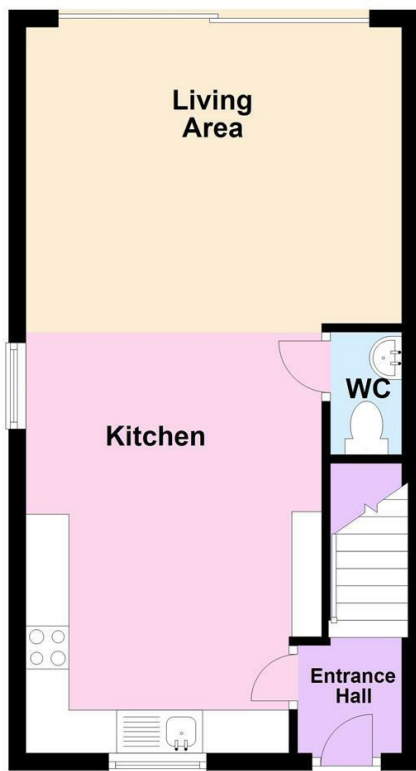
- have your mortgage lender's permission if you have a mortgage

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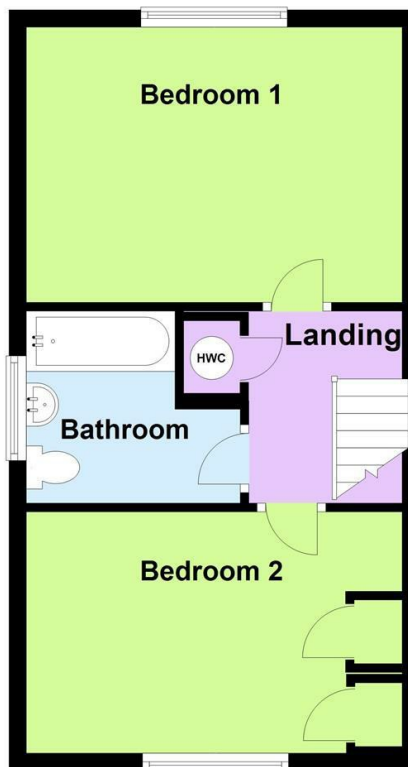


Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor



## First Floor



### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

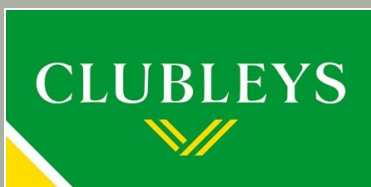
### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.