



10 Magpie Way,  
Newbold, S41 7FA

50% SHARED OWNERSHIP

£105,000

W  
WILKINS VARDY

50% SHARED OWNERSHIP

£105,000

WELL APPOINTED SEMI - 50% SHARED OWNERSHIP - TWO DOUBLE BEDS - CUL-DE-SAC POSITION

Shared equity properties allow you to buy a percentage share of your dream home, paying a rent on the remaining part.

Occupying a cul-de-sac position, this delightful semi detached house on Maggie Way offers a perfect blend of modern living and comfort. The property boasts a contemporary design and is well maintained, making it an ideal choice for first-time buyers, small families, or those looking to downsize. Spanning 707 sq. ft., the home features a cloaks/WC, a spacious open plan kitchen/living room with French doors opening onto the rear garden. The two well proportioned double bedrooms offer ample space for relaxation and rest, while the thoughtfully designed bathroom ensures convenience and comfort. Outside, the property benefits from a lovely enclosed rear garden and tandem off street parking for two cars.

Situated in a popular and convenient location, the property is well placed for accessing the local amenities, schools and parks, and is readily accessible for transport links into the Town Centre.

- Modern & Well Appointed Semi Detached House
- 50% SHARED OWNERSHIP

- Cloaks/WC
- Spacious Open Plan Kitchen/Living Room
- Two Good Sized Double Bedrooms
- Family Bathroom
- Enclosed Rear Garden and Off Street Parking
- Popular & Convenient Location
- EPC Rating: B

## General

Gas central heating (Combi Boiler)  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 65.6 sq.m./707 sq.ft.  
Council Tax Band - A  
Tenure - Leasehold  
Secondary School Catchment Area - Outwood Academy Newbold

## Shared Ownership

Shared ownership is a way of purchasing a share of a property, with a rent being paid on the outstanding amount. The remaining 50% of this property is held by South Yorkshire Housing Association.

Our figure is based on the Full Market Value of the Property being £210,000. A rent will be chargeable on the share being retained by South Yorkshire Housing Association.

We believe the monthly rent to be £228.10, there will also be a management fee and buildings insurance charge understood to be £48.44 per month. These charges will be in addition to any mortgage costs on the purchased share.

Once you have lived in the property for 12 months you may be able to purchase additional shares if you want to; this is called 'staircasing'. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!

There may be a possibility of buying the property on a different share basis, although this would need consent from South Yorkshire Housing Association.

## Qualifying Criteria

South Yorkshire Housing Association may need to agree a sale on this property, and may have qualifying criteria. This can be discussed with you if you are considering making an offer. Such criteria will usually not allow a person to buy a shared equity home as a second property for example.

You should also ensure that you are able to get a mortgage for the desired amount. Wilkins Vardy have an independent Financial Adviser who can help. Just ask for details.

## On the Ground Floor

A composite front entrance door with obscure glazed side panel opens into an ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Cloaks/WC

Fitted with a white 2-piece suite comprising of a pedestal wash hand basin and a low flush WC.  
Vinyl flooring.

## Open Plan Kitchen/Living Room

19'7 x 14'4 (5.97m x 4.37m)

## Kitchen

Being part tiled and fitted with a range of wall, drawer and base units with under unit lighting and complementary work surfaces over.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include a fridge/freezer, electric oven and 4-ring gas hob with concealed extractor over.  
Space and plumbing is provided for a dishwasher.  
A door gives access to a built-in under store which has space and plumbing for an automatic washing machine, and space for a tumble dryer.  
Vinyl flooring.

## Living Room

Fitted with carpet flooring and having uPVC double glazed French doors which overlook and open onto the rear of the property.

## On the First Floor

## Landing

With loft access hatch.

## Bedroom One

14'4 x 9'5 (4.37m x 2.87m)

A good sized double bedroom, spanning the full width of the property and having two windows overlooking the rear garden.

## Bedroom Two

14'4 x 8'8 (4.37m x 2.64m)

A good sized double bedroom, spanning the full width of the property and having two windows overlooking the front of the property.  
This room also has a built-in airing cupboard housing the gas combi boiler.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with bath/shower mixer tap, pedestal wash hand basin and a low flush WC.  
Tiled floor.

## Outside

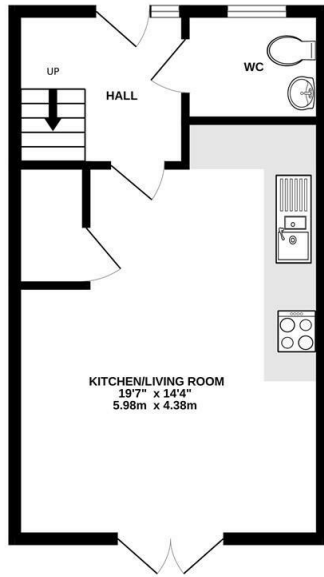
There is a low maintenance decorative plum slate forecourt interspersed with shrubs.

To the side of the property there is a shared driveway providing tandem off street parking for two cars.

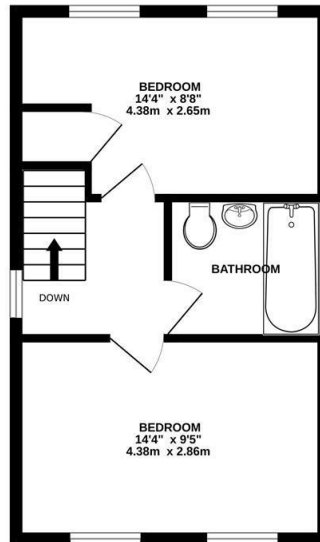
A gate gives access to the enclosed rear garden which comprises of a paved seating area and decorative gravel bed, lawn and a paved patio. There is also a gravelled hardstanding area suitable for a garden shed.



GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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RICS



## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>97</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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