



7 The Ghyll, Richmond, DL10 4YP  
Asking price £90,000





## 7 The Ghyll, Richmond, DL10 4YP

\*\*\* NEW PRICE \*\*\* Situated on the over 55's development of The Ghyll within Richmond, this TWO bed terraced property offers the addition of a conservatory and is offered to the market with NO ONWARD CHAIN. The property offers comfortable living accommodation and is offered with a 70% shared ownership with the HOME GROUP. Positioned close to bus routes and a local shop/post office, this would make an ideal home.

### COVERED CANOPY

Covered canopy with built in storage cupboard. Composite front door leading into entrance reception.

### ENTRANCE RECEPTION

Laminated floor, single radiator, loft hatch and built in cupboard with shelves. Telephone point and doors to lounge, bedrooms and bath/shower room/w.c.

### LOUNGE 4.370 x 3.843 (14'4" x 12'7")

UPVC sliding doors leading into conservatory. Double radiator, free standing electric coal effect fireplace unit, TV point, 2 wall lights, ceiling coving and folding door to kitchen.

### CONSERVATORY 2.657 x 2.260 (8'8" x 7'4")

UPVC windows and UPVC door leading onto a low maintenance rear garden. Power points and light.

### KITCHEN 2.699 x 1.993 (8'10" x 6'6")

Single sink unit fed by mixer tap, fitted with a range of base, drawer, wall and display units with contrasting worktop surfaces, tiling to splash areas, plumbing for automatic washer, four ring ceramic hob with below oven. Plumbing for automatic washer, void fro fridge/freezer, built in cupboard housing BAXI boiler. UPVC window to front.

### BEDROOM 1 3.454 x 2.797 excl robes (11'3" x 9'2" excl robes)

UPVC window to rear and central heating radiator. Built in twin wardrobes, further wardrobes with twin sliding doors.

### BEDROOM 2 2.573 x 2.440 (8'5" x 8'0")

UPVC window to front, central heating radiator.

### BATH / SHOWER ROOM/W.C

Four piece suite comprising; panelled bath with walk in shower cubicle having a MIRA shower, pedestal hand basin, low level w.c central heating radiator, tiling to part walls. Vanity cupboard, light, shaver point, own lighting and UPVC window to front.

### EXTERNALLY

To the front of the property is a lawned garden having flower and shrub beds, driveway for parking.

There is a low maintenance rear garden having paved areas and gravelled beds, enclosed by fencing.

### NOTES

Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed.

The total annual charges payable to Home Group are \*£1604.50 and are broken down as follows:

Service charge £197.37  
Buildings insurance £284.00  
Management fee £298.47  
Reserve fund payment £880.00

The above charges are reviewed annually on 1st April.

### ELIGIBILITY

Priority for affordable housing is given to members of the armed forces. Minimum deposit requirement 5-10% (dependant on lender) Total household income must be under £80,000 – This is based on all members of the household aged 18 and older whether they have joined the application or not. Applicants are assessed and considered on a first come first serve basis. If you have more than one person interested, please only send us the first applicant to consider and keep any others on a reserve list. Applicants that currently own a property must have a sale agreed on their current property before they can be considered. Applicants must not currently own a home anywhere in the world, unless a court order forces them to remain on the deed of a property where their children reside. Applicants must be unable to afford to buy a property suitable for their family size on the open market. The Shared Ownership home they are looking to buy must be their principle or only home and they may not sublet all or part of it. Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable. Applicants should also be a British or EU/EEA citizen, or have indefinite leave to remain, Customers who have indefinite leave to remain who are interested in buying a home must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.

### COUNCIL TAX BAND A



**ASKING PRICE £90,000**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC 

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC 



