



6 Brailsford Crescent
York, YO30 6QG
£240,000

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THREE BEDROOMS - SEMI DETACHED HOME - AMPLE PARKING TO FRONT - IDEAL FIRST TIME BUY. This fabulous bright and spacious three bedroom home is offered as a 'Discount For Sale' scheme (subject to certain criteria being met by potential buyers). Ideally positioned for easy access into York city centre, local shops, schools and the outer ring road. The accommodation briefly comprises entrance hall, cloaks/WC, dining kitchen, spacious lounge with door onto garden, first floor landing, three bedrooms and house bathroom. To the outside there is a front garden and driveway providing ample off street parking whilst to the rear is a lawned garden. An internal viewing is recommended to appreciate this ideal starter home.

Entrance Hall

Cloaks/WC

Dining Kitchen

16'2 x 7'8 (4.93m x 2.34m)

Lounge

15'3 x 13'0 (4.65m x 3.96m)

First Floor Landing

Bedroom 1

16'3 x 8'6 (4.95m x 2.59m)

Bedroom 2

12'11 x 8'6 (3.94m x 2.59m)

Bedroom 3

9'2 x 8'9 (2.79m x 2.67m)

Bathroom

Key Information

Management charge – £71.00

Insurance charge- £21.40

Service charge - £142.63

PLEASE REFER TO KEY INFORMATION DOCUMENT ABOUT THE HOME





About the Scheme

This is a discount for sale property. Discount for sale is an affordable home ownership scheme where 100% of the property is purchased at a discounted rate - in this case the purchaser pays 80% of the open market value. The purchaser(s) would be considered as 100% owner(s) and therefore no rent is payable to Home Group and staircasing is not applicable. The discount is locked into the property and is always passed on to future buyers. Discount for sale is different to shared ownership and share equity schemes.

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:-

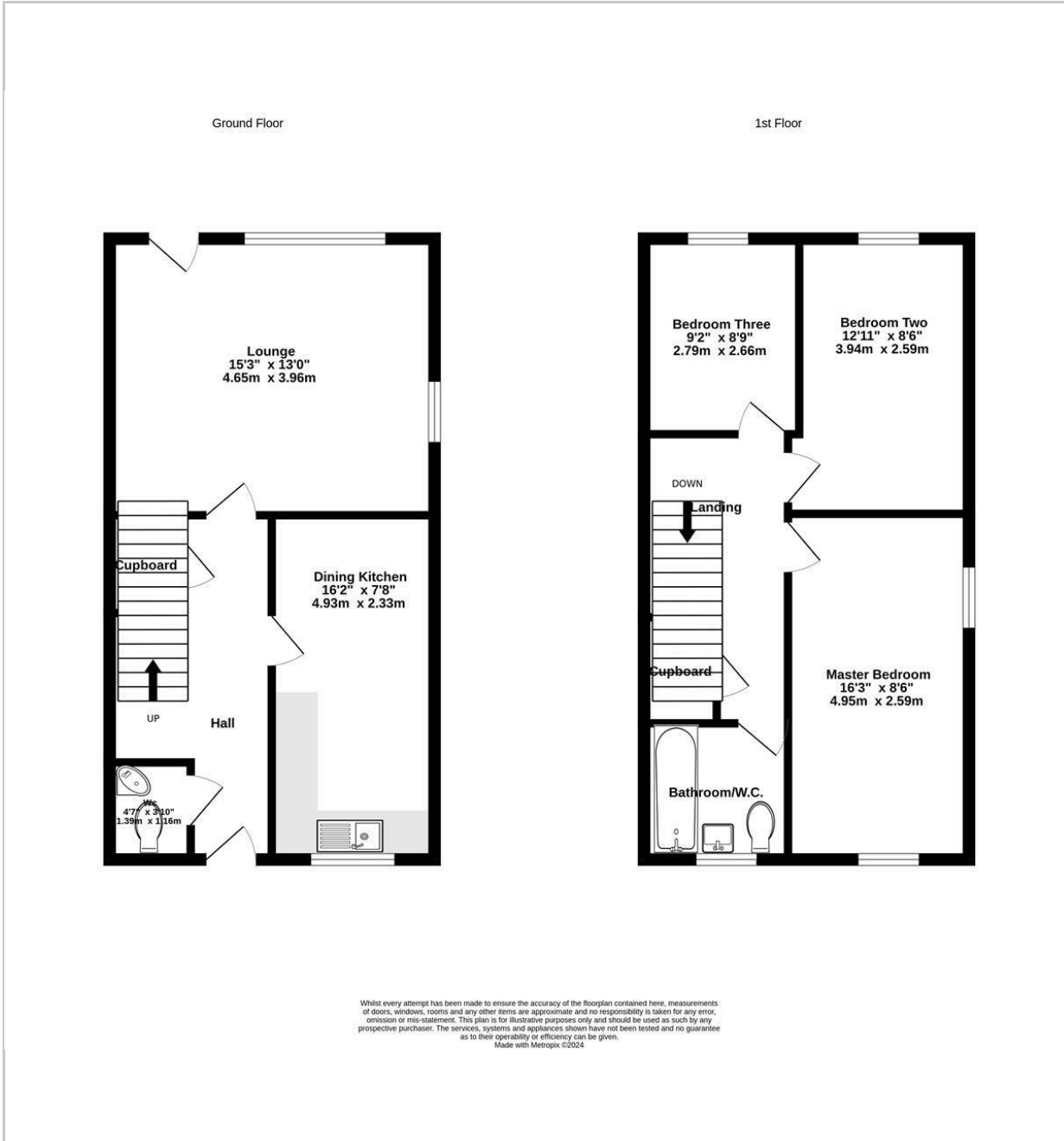
- You're a first-time buyer
- You used to own a home but cannot afford to buy one now
- You're forming a new household - for example, after a relationship breakdown
- You're an existing discount for sale owner, and you want to move
- You own a home and want to move but cannot afford a new home for your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

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

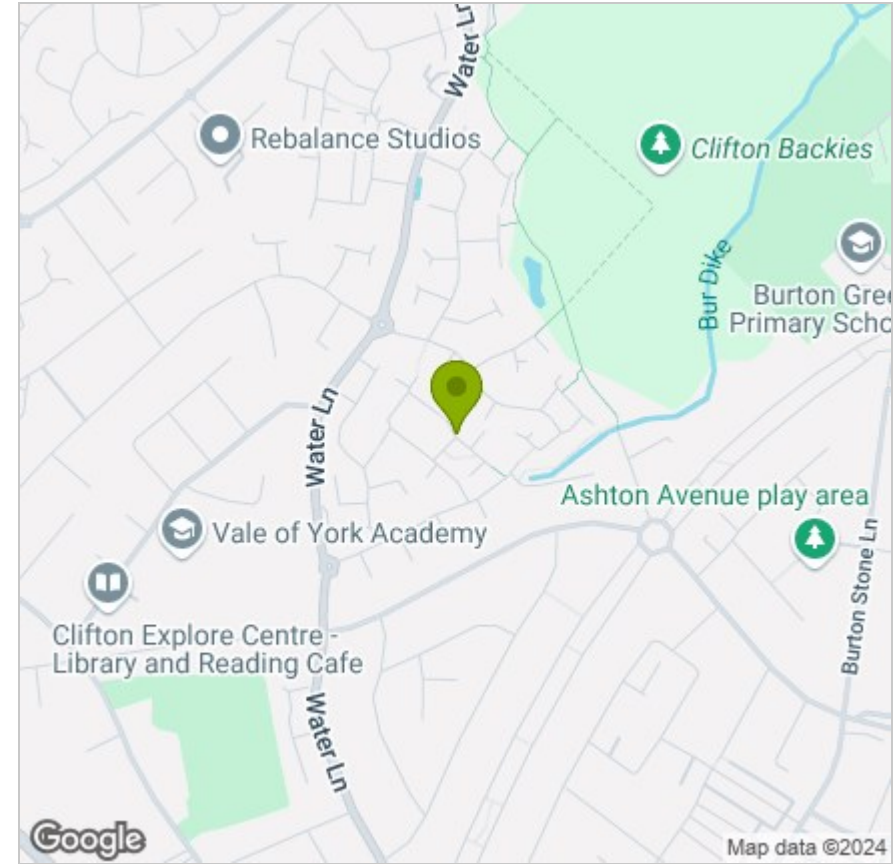
You must have a good credit record. Your application will involve an assessment of your finances by The Mortgage People.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	86
(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		

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 should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.