



## 8 HORNBLLOWER COURT

BAINBRIDGE, WENSLEYDALE, DL8 3FD

**£80,000**  
**LEASEHOLD**

A Brand New High Quality Traditionally Styled and Highly Energy Efficient End Terraced House within a cul-de-sac setting providing an affordable home ownership opportunity with this desirable Wensleydale village. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Parking for two vehicles, Front and Rear Gardens, Air Source Heating, UPVC Double Glazing. Council Tax Band tbc. EER tbc. 25% Shared Ownership. Weekly rent £126.92. New 990 year lease. £500 yearly allowance towards property repairs. £250 Reservation Fee.

Applications are subject to being qualified by Broadacres Housing Association.

**NORMAN F. BROWN**

Est. 1967

# 8 HORNBLOWER COURT

- BRAND NEW 3 BEDROOM END TERRACED HOUSE • HIGH QUALITY • 25% SHARED OWNERSHIP - OTHER PERCENTAGES ARE AVAILABLE • AIR SOURCE HEATING • UPVC DOUBLE GLAZING • PARKING FOR CARS • FRONT AND REAR GARDENS • LOCAL CONNECTION TO BAINBRIDGE REQUIRED



## DESCRIPTION

A Brand New High Quality Traditionally Styled and Highly Energy Efficient End Terraced House within a cul-de-sac setting providing an affordable home ownership opportunity with this desirable Wensleydale village. Entrance Hall, Lounge/Dining Room, Kitchen, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Parking for two vehicles, Front and Rear Gardens, Air Source Heating, UPVC Double Glazing. Council Tax Band tbc. EER tbc. 25% Shared Ownership. Weekly rent £126.92. New 990 year lease. £500 yearly allowance towards property repairs. £250 Reservation Fee.

Applications are subject to being qualified by Broadacres Housing Association.

## ENTRANCE HALL

Composite entrance door to front. Doors to Lounge/Dining Room, Kitchen and Cloakroom/WC. Stairs to First Floor.

## LOUNGE/DINING ROOM

5.75m x 4.20m. Double glazed windows to rear. Door to Entrance Hall.

## KITCHEN

2.70m x 3.10m. Fitted kitchen to include Matt Croft grey handleless cupboards, Venus white marble effect laminate work tops, electric oven, hob and washing machine. Double glazed window to front. Door to Entrance Hall.

## CLOAKROOM/WC

Door to Entrance Hall.

## LANDING

Doors to Bedrooms and Bathroom.

## BEDROOM 1

3.71m x 4.55m max. Double glazed window to rear. Door to Landing.

## BEDROOM 2

3.36m x 3.55m. Double glazed window to rear. Door to Landing.

## BEDROOM 3

2.70m x 3.75m. Double glazed window to front. Door to Landing.

## BATHROOM/WC

3.25m x 2.75m max. Fitted 3 piece bathroom suite. Double glazed window to front. Door to Landing.

## OUTSIDE

Front Garden.

2 Parking Spaces.

The passageway leading to the rear garden is underneath part of the first floor of 7 Hornblower Court.

Rear Garden.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure – Broadacres Housing Association are the Freeholder of the property. The property is being sold under a long leasehold shared equity basis of 25% of the property's 100% value of £320,000. Broadacres may consider selling a higher percentage equity share up to a maximum of 80%. A weekly ground rent of £126.92 will be payable to Broadacres. The new shared ownership lease is 990 years and has a £500 yearly allowance towards property repairs, here is the Government link which explains this in more details <https://www.gov.uk/shared-ownership-scheme/repairs-home-improvements>

Broadacres take a Reservation Fee of £250 once the

application has been approved.

Under Broadacres occupancy terms, the occupant must be the owner of the property, the property cannot be let, the owner will be assessed by Broadacres for their suitability.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
www.northyorks.gov.uk

Property Reference – 18372558

Particulars Prepared – September 2023.

#### IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

#### FREE IMPARTIAL MORTGAGE ADVICE

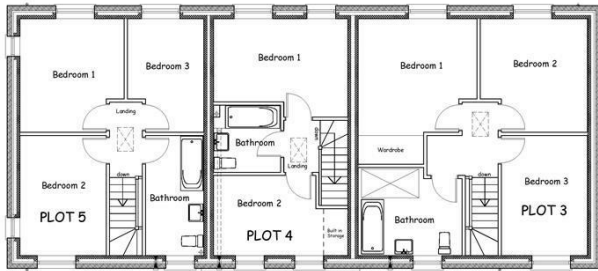
#### CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

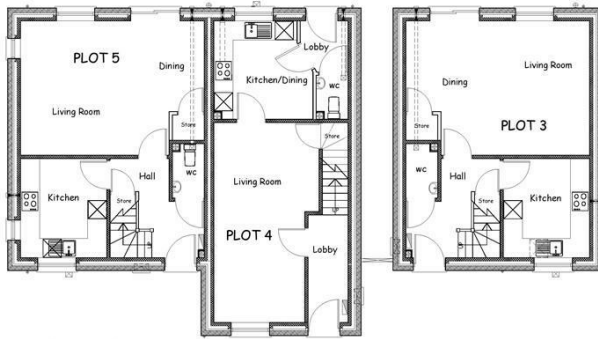
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

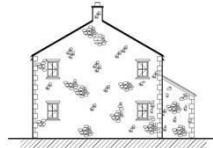
## 8 HORNBLOWER COURT



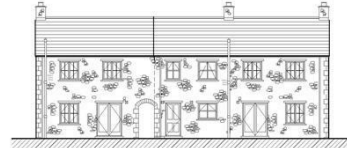
First Floor Plan



Ground Floor Plan



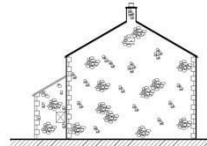
South East Elevation



North East Elevation



South West Elevation



North West Elevation

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |

**TITLE** New Housing  
 Rose and Crown Hotel Bainbridge PHASE II  
 PLOTS 3, 4 & 5 FLOOR PLANS AND  
 ELEVATIONS  
 Building Regulations Drawing

**Scale** 1:100 1:50  
**Date** 16/02/2018  
**Drawn By** dhb  
**DRG. No.** dh6028/05/14I

**RANDALL ORCHARD CONSTRUCTION LTD**  
 7 MERCURY ROAD  
 GALLOWFIELDS TRADING  
 ESTATE  
 BERTHOSSON  
 NORTH YORKS YO24 2HJ UK  
 TELEPHONE 01746 824445  
 FAX 01746 826628  
 Email info@randallorchard.co.uk



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (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 energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leyburn Office Sales  
 25 Market Place  
 Leyburn  
 North Yorkshire  
 DL8 5AS

01969 622194  
 leyburn@normanfbrown.co.uk  
 www.normanfbrown.co.uk

