

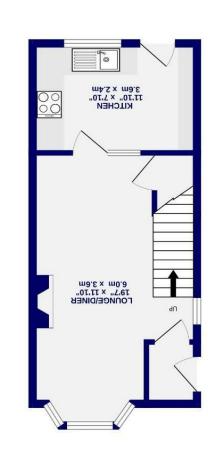
property on behalf of the vendor.

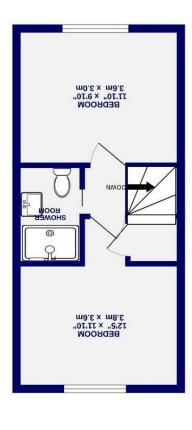
atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

- Ebc c
- Popular Location
- Large Plot To The Front And Rear
- Open Plan Lounge/ Dining space
 - Two Double Bedrooms
 - Z5% Shared Ownership
 - End Terrace House

A - bned xeT lionuo Leasehold

YO32 4TH Mew Earswick, York Alder Way





1ST FLOOR 306 sq.ft. (28.4 sq.m.) approx.

GROUND FLOOR 309 sq.ft. (28.7 sq.m.) approx.



Alder Way New Earswick, York YO32 4TH

25% Shared Ownership 456 875



2



A two bedroom end terrace house in this very sought after location, with the option to purchase for a 25% share of ownership.

Located in New Earswick, famous for its links and creation by the world renowned Confectioner Joseph Rowntree, the area has retained is charm and community spirit and offers a range of local amenities such as a library, swimming pool, village hall and post office.

The accommodation in brief, an entrance hallway leads to a front lounge/ dining room with a bay window and feature fireplace. To the rear the modern light grey kitchen with stainless steal handles and granite effect worktops offers a range of appliances including a electric hob and a chrome extractor hood. To the first floor the two double bedrooms have access to modern wet room walk in shower.

Externally, to the front is a landscaped garden and driveway for multiple cars. To the rear is a large west facing rear decking and patio area with freestanding shed.

25% Shared ownership- £303.10 pcm rent to pay

Leasehold

Length of lease- 63 years remaining Service charge £3994.80 per annum (Paid in

monthly instalments)

Council Tax Band- B





