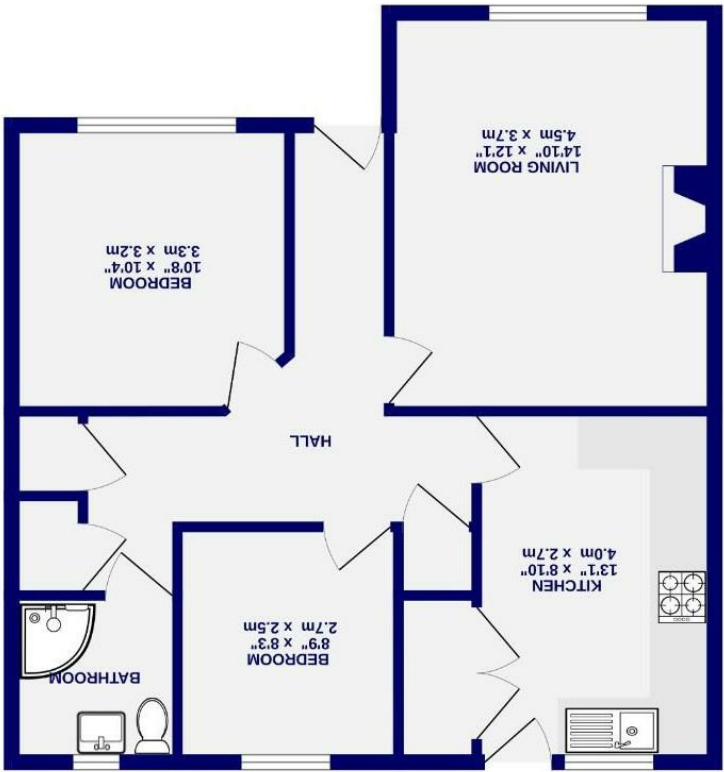




Magnolia Grove New Earswick, York YO32 4TS

Leasehold
Council Tax Band - C

- 50% Shared Ownership
- Semi-Detached Bungalow
- Sought After Development
- Two Double Bedrooms
- Modernised Kitchen & Bathroom
- Private Garden
- Off Street Parking
- EPC - C



GROUND FLOOR
667 sq.ft. (61.9 sq.m.) approx.

These floor plans are approximate. It is advised to take the floor plans as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any property on behalf of the vendor.

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 information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements 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 property on behalf of the vendor.

Magnolia Grove
New Earswick, York
YO32 4TS

50% Shared Ownership
£125 000

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A two bedroom semi-detached bungalow in this very sought after location of New Earswick, with the option to purchase for a 50% share of ownership.

The accommodation in brief, an entrance hallway which provides access into a living room to the front of the property. To the rear, a modernised kitchen fitted with wall and floor units in a modern style with ample storage space as well as an integral dishwasher and space for fridge/freezer and washing machine. An additional pantry is found directly off the kitchen as well as access to the rear garden.

A further two double bedrooms and a family shower room complete the property

Externally, to the front is a landscaped garden and driveway for multiple cars. To the rear is a private garden, half of which is turf and half has been fitted with patio space and gravel.

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

Leasehold
Length of lease - 62 years remaining
Rent to pay on 50% share (Including ground rent and service charge) - £672.00 per month

Council Tax Band - C

