

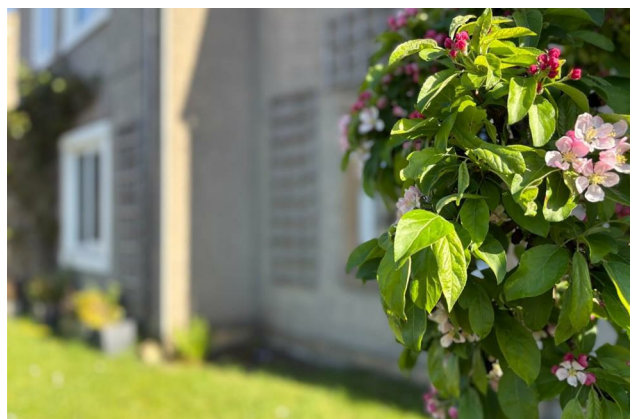
HUNTERS®

HERE TO GET *you* THERE

Walton Close, Gargrave

55% Shared Ownership £129,250

Property Images

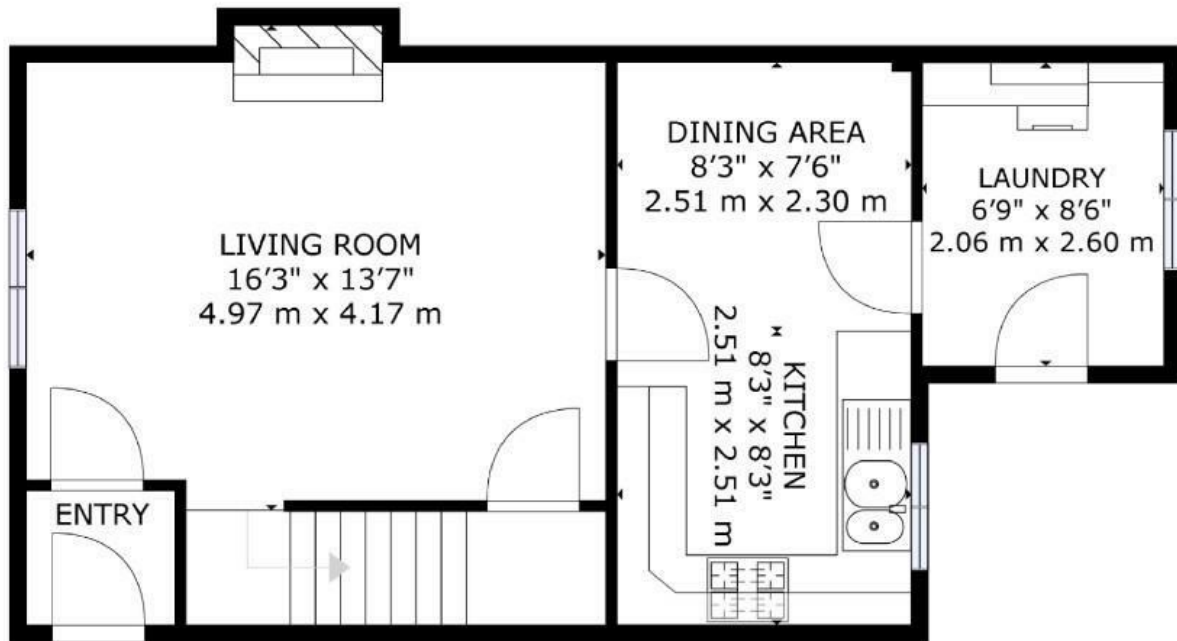


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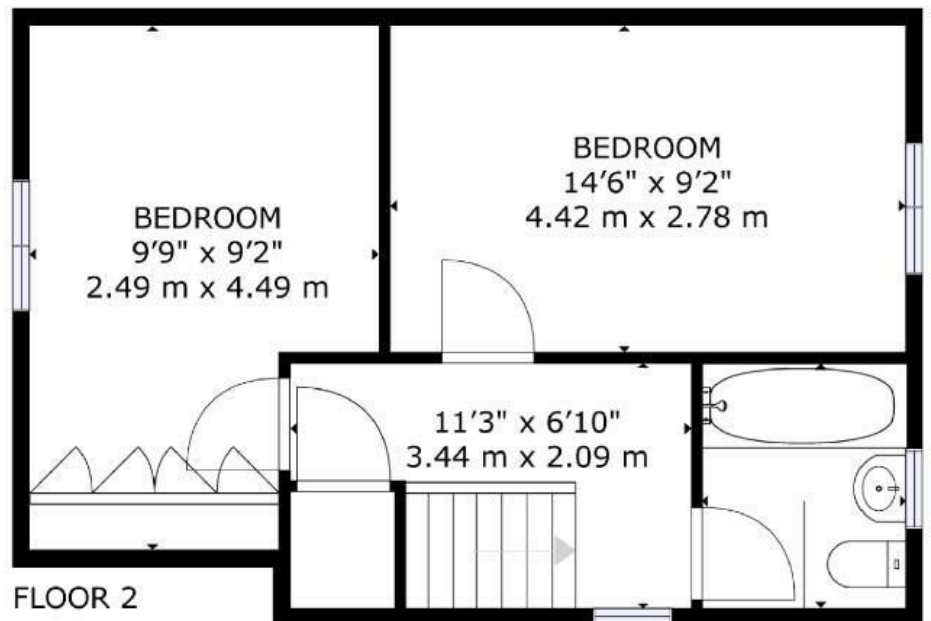
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Property Images





FLOOR 1



FLOOR 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	79
England & Wales		
EU Directive 2002/91/EC		



55% Shared Ownership Price. Rural Housing Trust.

DO YOU CURRENTLY LIVE OR WORK IN GARGARVE PARISH. DO YOU QUALIFY? PLEASE READ THE FULL DETAILS BEFORE REQUESTING A VIEWING including the notes on the 106 LOCAL OCCUPANCY criteria that a buyer/s must meet to qualify for this property.

A section 106 local occupancy clause stipulates:

As you approach the home, you will appreciate the attractive front garden and the convenience of off-street parking for two vehicles. The generous plot provides ample outdoor space, including a private rear garden perfect for relaxation or gardening enthusiasts, with plenty of room for sheds and outdoor furniture.

Upon entering, you are welcomed by a spacious entrance lobby that leads into a spacious living room, complete with stairs leading to the first floor. The heart of the home is undoubtedly the dining-kitchen, which boasts a pleasant outlook onto the garden, creating a lovely atmosphere for family meals or entertaining guests. Adjacent to the kitchen, a utility/laundry room adds to the practicality of the space.

The first floor features two well-sized double bedrooms, providing comfortable accommodation for residents or guests. A well-appointed bathroom, complete with a shower over the bath, completes this charming home.

With no forward chain, this property is ready for its new owners to move in and make it their own. The vendor currently holds a 55% share in the property, offering an excellent opportunity for those interested in shared ownership. The current rent for the balance of 45% is £220 per month. This delightful home in Gargrave is not to be missed, combining a peaceful setting with modern living.

- A well presented shared ownership home • Local Occupancy Restrictions • Spacious living room • Dining-kitchen with garden view • Utility/laundry room • Front and rear (private) gardens • Off-street parking for 2 • Semi-detached house • Set on a generous sized sunny plot • End of a quiet cul-de-sac