



Dere Way, Boroughbridge 30% Shared ownership £69,000

*** OPEN PLAN LIVING ***

An opportunity to acquire this impressive shared ownership offering spacious open plan living, two well-proportioned bedrooms, an enclosed rear garden and a driveway suitable for two vehicles. Crucially, the property is available with no onward chain.



Accommodation

Entered into a useful entrance hall featuring a cloakroom/WC and a double fronted storage cupboard housing the gas boiler, plumbing for a washing machine.

Leading off the entrance hall is the impressive and spacious open-plan living dining kitchen with French doors opening out to the garden beyond.

The kitchen is fitted with a range of matching high and low-level units, with a peninsula island which acts as a breakfast bar with additional fitted shelving below. Incorporated within the kitchen is a Zanussi oven and four-ring gas hob with extractor canopy above, sink with dish drainer, and space for a freestanding fridge/freezer.

The spacious principal bedroom is positioned to the rear of the property and overlooks the rear garden.

The second bedroom is well proportioned and features an alcove suitable for a dressing table or freestanding wardrobe, along with a large over-stairs storage cupboard.

The house bathroom comprises a low-flush WC, wash hand basin, and a bath with shower over, complemented by full-height tiled splash backs to three sides.

To The Outside

To the front of the property is a two car driveway with a herbaceous border to one side and a stone flagged path leading to the rear garden. The front of the property also benefits from an outdoor electric socket.

To the rear is an enclosed garden which is predominantly laid to lawn and features a stone-flagged patio area in front of the French doors.

Energy Efficiency

The property's current energy rating is B (83) and has the potential to be improved to an EPC rating of A (96).

Required Local Connection

Thirteen Group have informed us that in order to be eligible for this shared ownership opportunity, a buyer must have a local connection to Boroughbridge or one of the surrounding villages within a 5 mile radius of Boroughbridge. Examples of these villages include; Roecliffe, Aldborough, Marton cum Grafton, Great Ouseburn, Little Ouseburn, Marton le Moor, Helperby, Dishforth, Skelton on Ure, Minskip, and Arkendale. A local connection is defined as someone who lives/has lived in the area, someone who has family who live in the area, or someone who works within the defined area.

How Does Shared Ownership Work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a 25% (30% minimum in this instance) share to as much as 100% and rent the remaining share from Thirteen Group. The greater the share you own the lower amount of rent is payable, in this circumstance the rent on the remaining share is illustrated below:

30% £69,000 plus Monthly Rent £423.92

Please note that the monthly rent includes the service charge, admin charge and buildings insurance. The monthly amount payable is broken down as follows.

- Rent: £387.58
- Service charge: £12.72
- Building Insurance: £9.62
- Administration Charge: £14.00
- Total: £423.92

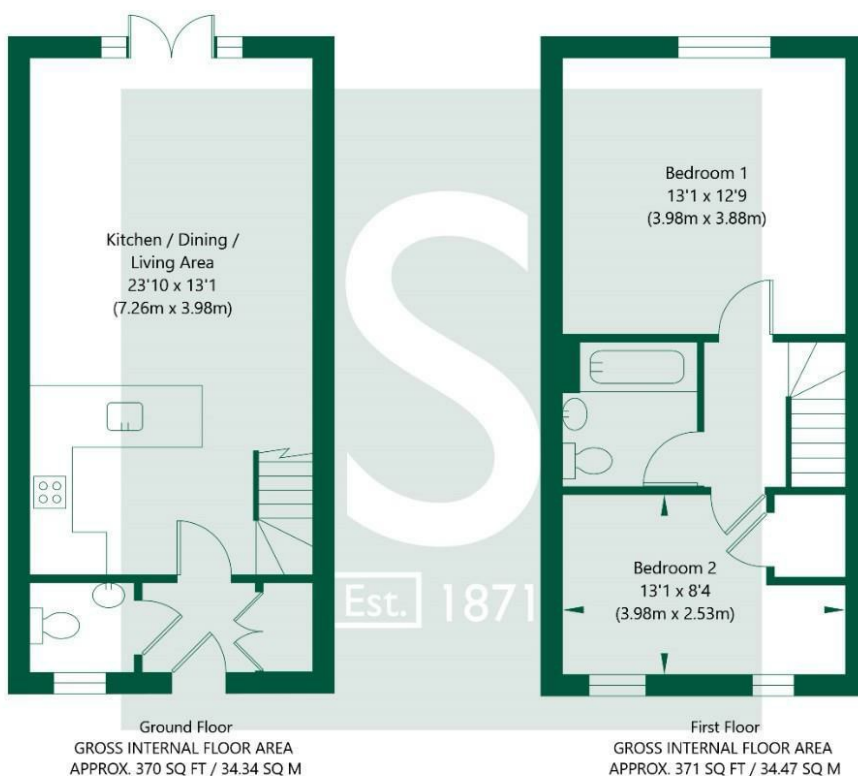
Additional Information

- Tenure: Leasehold (125 Year Lease - 121 Years Remaining)
- Services/Utilities: All mains and services are understood to be connected
- Broadband Coverage: Up to 1600* Mbps download speed
- Council Tax: B - North Yorkshire Council
- Current Planning Permission: No current valid planning permissions
- Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

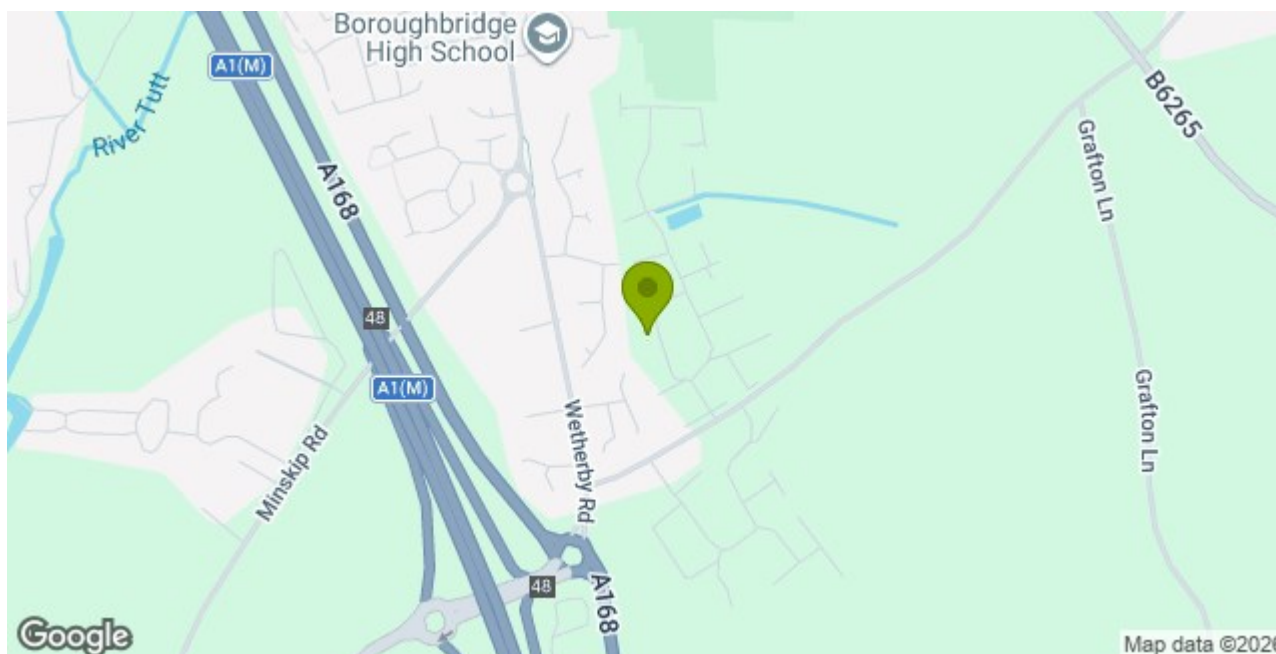
*Download speeds vary by broadband providers so please check with them before purchasing.



Dere Way, Boroughbridge, York, YO51 9RH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 741 SQ FT / 68.81 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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