

70 Aspen Road Easingwold

York, YO61 3SP

25% Shared Ownership £55,000

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WELL PRESENTED RECENTLY CONSTRUCTED TWO BEDROOM SEMI DETACHED HOME, SET WITHIN A CUL-DE-SAC AND OFFERING WELL BALANCED OPEN PLAN ACCOMMODATION TWO DOUBLE BEDROOMS ALLOCATED OFF STREET PARKING AND A PRIVATE SOUTH WEST FACING REAR GARDEN. THE PURCHASE PRICE IS FOR A 25% SHARE OF THE PROPERTY, WITH THE OPTION TO PURCHASE A GREATER SHARE INITIALLY OR ACQUIRE ADDITIONAL SHARES IN THE FUTURE, SUBJECT TO HOUSING ASSOCIATION CRITERIA AND LEASE PROVISIONS

MILEAGES: YORK - 13 MILES, THIRSK - 11 MILES (DISTANCES APPROXIMATE).

Reception Lobby, Open Plan Kitchen / Breakfast / Living Room, Cloakroom WC

Two Double Bedrooms, House Bathroom

Off Street Allocated Parking for Two Vehicles, Enclosed South West Facing Rear Garden

A composite entrance door, detailed with a central frosted glazed insert and spy hole, opens into a RECEPTION LOBBY, where a turned staircase rises to the first-floor landing. A panelled door leads through to the principal living space.

The OPEN PLAN L-SHAPED KITCHEN, BREAKFAST AND LIVING ROOM forms the sociable heart of the home and is thoughtfully arranged for modern living.

KITCHEN is fitted with an attractive range of Shaker style wall and base units, finished with charcoal handles and curved edge timber effect work surfaces with coordinating upstands. Cooking facilities include a four ring hob with chimney style extractor above, stainless steel splashback and oven below. There is space for a range of freestanding appliances, including a low level fridge and separate freezer, together with plumbing for a washing machine.
A stainless steel sink with side drainer and chrome mixer tap sits beneath a PVC double glazed window overlooking the front elevation, while the work surface extends neatly to the rear to form a breakfast bar, ideal for informal dining.

The kitchen breakfast area adjoins the LIVING AREA, which is centred around PVC double glazed French doors opening directly onto the rear garden, creating an easy connection with the outdoor space.

Set discreetly off the living area is a CLOAKROOM/WC, fitted with a low suite WC and a wall hung wash hand basin with chrome fittings, complemented by a tiled splash back and bespoke timber shelf.

From the reception lobby a staircase rises to the FIRST FLOOR LANDING, with loft hatch access and doors leading to;

Two well proportioned double bedrooms, arranged to the front and rear of the property both spanning the full width. The PRINCIPAL BEDROOM enjoys a pleasant front facing aspect.

A centrally positioned HOUSE BATHROOM serves both bedrooms and is fitted with a panelled bath with shower attachment and glass screen, pedestal wash hand basin, low suite WC, part tiled walls and a frosted PVC window.

Outside to the front of the property is a low maintenance forecourt garden with a paved pathway leading to the entrance door. A side pathway provides access via a timber gate to the rear garden. Two allocated parking spaces are



















conveniently positioned to the front which benefit from an external car charger.

The rear garden is a particularly appealing feature, enjoying a south west facing aspect. Predominantly laid to lawn, it incorporates a shaped patio directly beyond the French doors from the living room, offering an ideal space for outdoor dining and entertaining. A timber garden shed sits at the far end, whilst the garden is enclosed by fencing on three sides, creating a secure and child and pet friendly environment.

LOCATION - Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

POSTCODE - YO61 3SP
TENURE - Freehold.
COUNCIL TAX BAND – B
SERVICES - Mains water, electricity and drainage, with gas fired central heating. Balance of the builder structural warranty. External Electric Car Charger.

DIRECTIONS - From our central Easingwold office in Chapel Street, proceed north along Long Street past the Primary School turning right and then right again onto Aspen Road. Continue straight on following the road to the left taking travel to the rear of the development following the road road to the right of the cul de sac where upon No 70 is positioned straight ahead on right hand side.

VIEWING - Strictly by prior appointment through the sole agents, Churchills of Easingwold. Tel: 01347 822800 Email: easingwold@churchillsyork.com

THE PURCHASE PRICE IS FOR A 25% SHARE OF THE PROPERTY, WITH THE OPTION TO PURCHASE A GREATER SHARE INITIALLY OR ACQUIRE ADDITIONAL SHARES IN THE FUTURE, SUBJECT TO HOUSING ASSOCIATION CRITERIA AND LEASE PROVISIONS

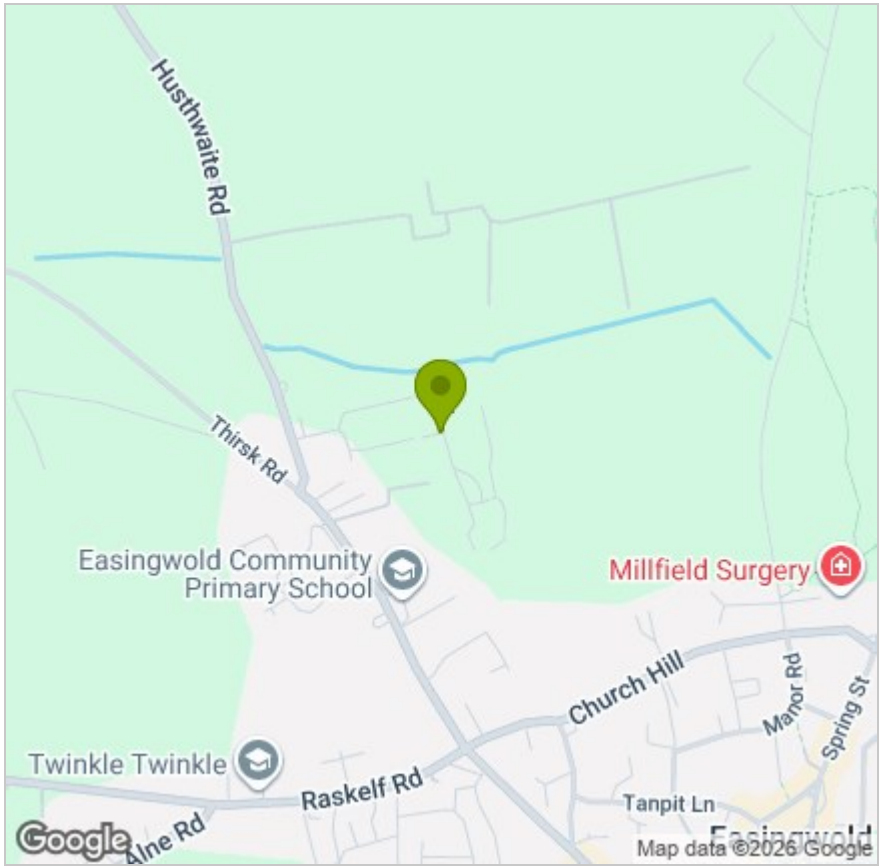
On a 25% shared ownership basis, the current rent on the remaining share is approximately £382.88 per calendar month, plus buildings insurance and administration charges of £10.58 per month. Subject to Yorkshire Housing eligibility criteria

AGENTS NOTE: - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. please ask our office for further details.

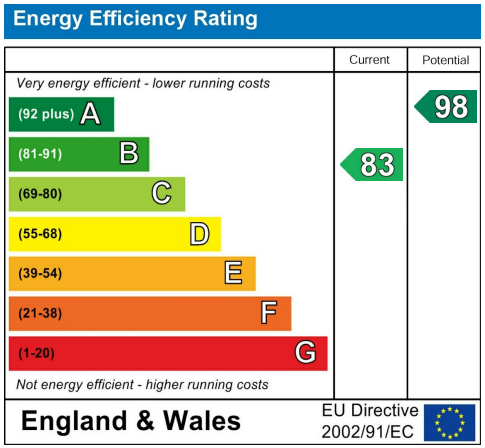
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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