

Foxglove Place, Easingwold YO61 3RH

£210,000

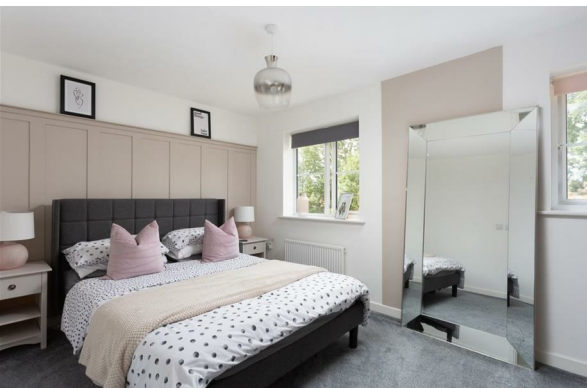
**Stephensons**  
estate agents & chartered surveyors



An exciting affordable housing opportunity in association with Vico Homes to buy between 30% at £63,000 and 100% at £210,000 of this 2021 built semi-detached property enjoying an enviable cul-de-sac position on the fringes of Easingwold. Features include a sitting room, dining kitchen, 2 double bedrooms and a bathroom, complemented by off road parking and an enclosed rear garden.

Tenure: Freehold  
 Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected  
 Broadband: Up to 76 Mbps\* download speed  
 EPC Rating: B-83  
 Council Tax: C - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

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



#### Partners:

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 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
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 E G Newby MRICS  
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 Easingwold: 01347 821145  
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 Haxby: 01904 809900

#### Associate Partners:

N Lawrence  
 I Jarvis MNAEA

This property is available to buy outright or part own and part rent under a shared ownership scheme managed by Vico Homes. Examples of how the scheme works would be purchasing a 30% share at £63,000 and paying £427.53 rent per month or buying a 50% share at £105,000 and paying £305.38 rent per month or owning a larger 75% share for £157,500 with monthly rent of £152.69.

Other monthly charges would also apply such as Buildings Insurance at £3.51, a Management Fee of £5.37 and a Service Charge of £17.84.

To check your eligibility for the Shared Ownership Scheme, please visit [www.vicohomes.co.uk/find-a-home/homes-to-buy/](http://www.vicohomes.co.uk/find-a-home/homes-to-buy/)

An entrance hall with cloakroom/wc and staircase leads off into a sitting room with useful understairs storage cupboard and a 15'4" (4.67m) long attractively appointed dining kitchen that features a range of base and wall storage cupboards, complemented by a built-in oven and hob, freestanding appliance space and double glazed double doors off the dining area opening out into the rear garden.

The first floor landing leads off into 2 generous double bedrooms (1 with built-in wardrobes) and a bathroom with heated towel rail and a shower above the bath.

Other internal features of note include a gas fired central heating system, double glazing and a the residue of a 10 year structural warranty.

The front garden is open plan and a tarmac drive provides parking. The rear garden is enclosed, mainly laid to lawn and features a small paved seating area and a timber built shed.

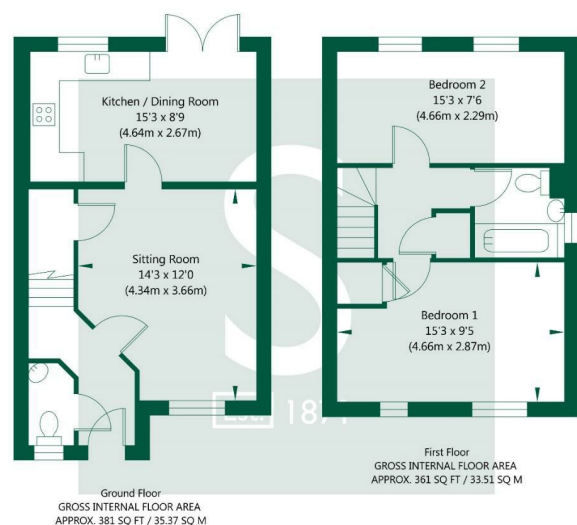
#### AGENTS NOTE

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#### Foxglove Place, Easingwold, York, YO61 3RH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 742 SQ FT / 68.88 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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