



7 Upper Kipping Close, Thornton, Bradford, BD13 3NE

Fixed Asking Price £121,500

- MODERN THREE BEDROOM TOWNHOUSE
- AFFORDABLE HOME OWNERSHIP SCHEME
- ELIGIBILITY CRITERIA APPLY
- UPVC DOUBLE GLAZING
- OFF-ROAD PARKING
- DECEPTIVELY SPACIOUS
- SPECIAL DISCOUNTED PRICE
- GAS CENTRAL HEATING
- REAR GARDEN
- SOME UPDATING REQUIRED

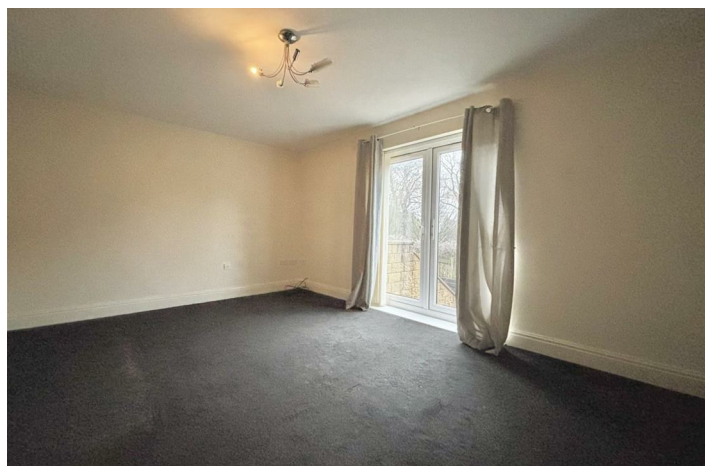
7 Upper Kipping Close, Bradford BD13 3NE

**** MODERN THREE BEDROOM TOWNHOUSE ** AFFORDABLE HOME OWNERSHIP SCHEME **
TERMS & CONDITIONS APPLY ** AVAILABLE AT 81% OF THE CURRENT MARKET VALUE **

This deceptively spacious property in Thornton is available at a fixed price, IF YOU MEET THE ELIGIBILITY CRITERIA. Benefitting from off-road parking, rear garden, a ground floor WC and three good-sized bedrooms. Located in a good position in Thornton with local amenities within walking distance and representing excellent value for money.



Council Tax Band: B



PLEASE NOTE

Anyone wishing to purchase the property must be assessed and approved by Home Group before any sale can be agreed.

This is a discount for sale property. Discount for sale is an affordable home ownership scheme where 100% of the property is purchased at a discounted rate – in this case the purchaser pays 81% of the open market value. The purchaser(s) would be considered as 100% owner(s) and therefore no rent is payable to Home Group and staircasing is not applicable. The discount is locked into the property and is always passed on to future buyers. Discount for sale is different to shared ownership and shared equity schemes.

Eligibility Criteria

- Priority for affordable housing is given to members of the armed forces.
- We consider a maximum of 2 applications at one time. Any other interested applicants should be held as reserve.
- Minimum deposit requirement 5-10% (dependant on lender)
- Maximum household income requirement is £80,000 – This is based on all members of the household aged 18 and older whether they have joined the application or not.
- Applicants that currently own a property must have a sale agreed on their current property before they can be considered.
- Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.
- Applicants must be unable to afford to buy a property suitable for their family size on the open market.
- The Discount for Sale property they are looking to buy must be their principle or only home and they may not sublet all or part of it.
- Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.
- Applicants who have indefinite leave to remain must be able to demonstrate

Hall

11'5 x 4'7

Stairs lead off to the first floor, doors to the lounge, kitchen and WC. Central heating radiator.

Lounge

16'2 x 11'10

A good sized reception room with French doors leading out to the rear garden and a central heating radiator.

Dining-Kitchen

11'5 x 8'4

Fitted kitchen with a range of base and wall units, integrated electric oven, gas hob, extractor and a stainless steel sink and drainer. Tiled floor, window to the front elevation and a central heating radiator.

WC

Ground floor toilet with washbasin and a central heating radiator.

First Floor

Landing area with boiler cupboard and doors off to the bedrooms and bathroom.

Bedroom One

16'3 x 8'5

Two windows to the front elevation, central heating radiator and a fitted storage cupboard.

Bedroom Two

9'4 x 7'0

Window to the rear elevation and a central heating radiator.

Bedroom Three

7'8 x 6'6

Window to the rear elevation and a central heating radiator.

Bathroom

White bathroom suite comprising of a bath with electric shower over, pedestal washbasin and a low flush WC. Tiled floor, shaver point and a central heating radiator.

External

Small open plan area to the front and one allocated parking space. To the rear is a small garden with paving and access to a footpath leading to West Lane.

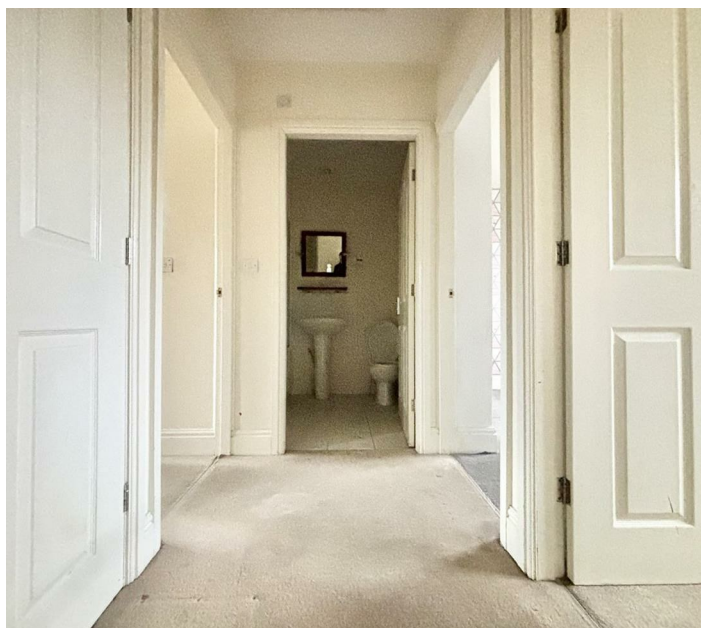
PREMIUM CONVEYANCING

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

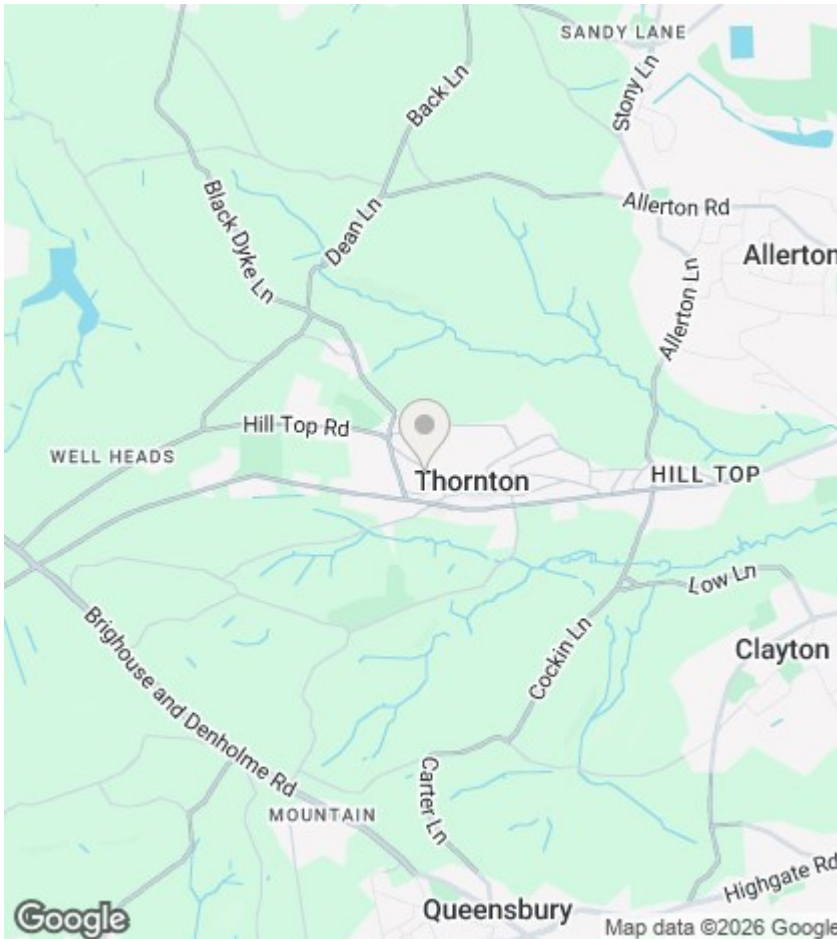
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

