







Bolton Drive, Silsden, BD20 9FN

50% Shared Ownership £132,500

- 50% OWNERSHIP - SUBJECT TO RELEVANT CRITERIA
- **ALSO BEING MARKETED FOR FULL OWNERSHIP AT £265,000**
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- RENOVATED TO A HIGH STANDARD THROUGHOUT
- RENT FOR THE ADDITIONAL 50% OF THE PROPERTY
- SEMI DETACHED PROPERTY
- REAR GARDEN
- RENT CHARGE OF £340 PER MONTH
- IDEAL FAMILY HOME

77 Main Street, Cross Hills, North Yorkshire, BD20 8PH
01535 636238

crosshills@wilman-lodge.co.uk
www.wilman-lodge.co.uk

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THE START OF SOMETHING SPECIAL AWAITS! This stunning, two double bedroom home iS finished to the highest of specifications with luxurious fixtures and fittings throughout complete with a rear garden and off road parking. also offered at 100% ownership for £265,000

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Council Tax Band: C







PROPERTY DETAILS

Offered with a 50% ownership, pending the fulfilment of relevant criteria, this exceptional two-bedroom home is nestled within the prestigious Bolton Gardens development. Constructed in 2022, it boasts top-tier craftsmanship and opulent fixtures and fittings throughout. The property features off-road parking for two vehicles at the front and a landscaped garden at the rear.

Ideal for families, the accommodation comprises a generously sized entrance hall, cloakroom and an open-plan kitchen, dining and lounge area with double doors leading to the garden. Upstairs, there are two spacious double bedrooms and a contemporary family bathroom whilst the outside comprises of a block-paved driveway providing parking for two vehicles and a pleasant garden to the rear.

Situated in a highly sought-after town, this stunning residence offers convenient access to a variety of amenities including bars, restaurants, coffee shops, supermarkets and an outstanding primary school. Additionally, superb commuting links are within easy reach. For those seeking ample space, sophisticated style and luxurious living, this property presents an enticing opportunity.

To qualify for Auxesia Homes' Shared Ownership scheme, applicants must meet the following requirements:

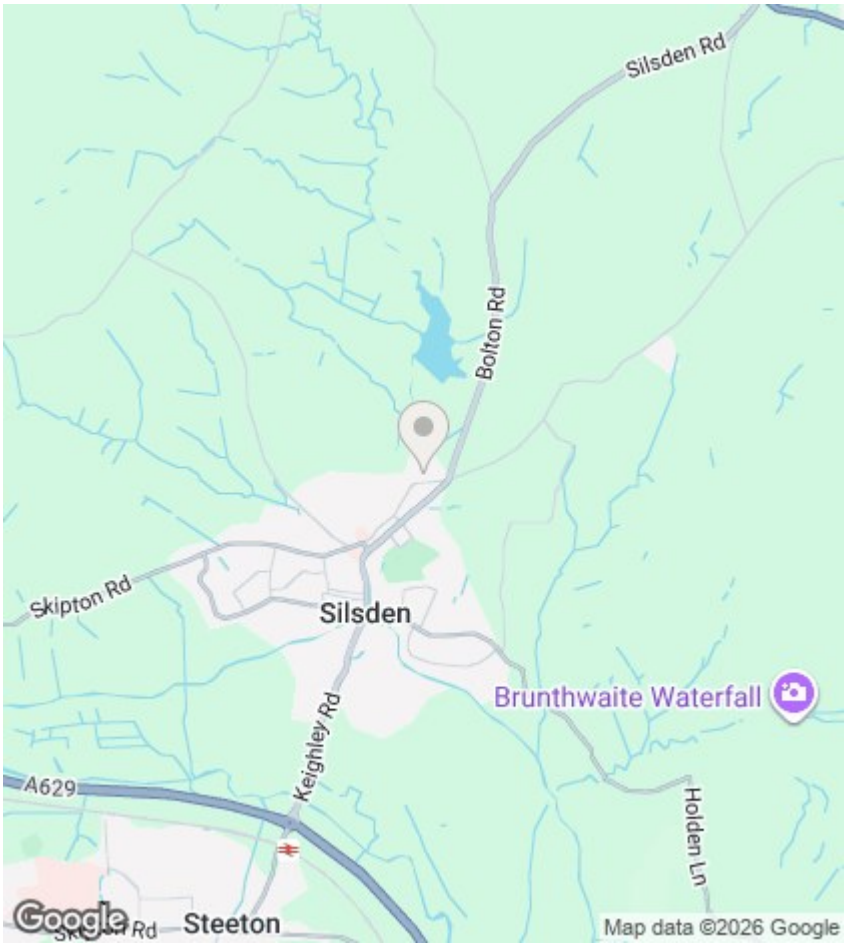
- Be at least 18 years old.
- Have a connection to the local area, either through work, immediate family, or currently live there.
- Have an annual household income of less than £80,000.
- Not be able to afford a suitable home on the open market.
- Not be in mortgage or rent arrears.
- Have a good credit history (no bad debts or County Court Judgements).
- Have savings or access to funds to cover the deposit, legal fees, mortgage arrangement fees, and the deposit amount required, typically 5% to 10% of the equity share being bought.

ADDITIONAL DETAILS

The monthly rent charge is £340.00 per month -this includes the estate management charge and insurance.

* Any potential purchasers will need to be financially qualified by the shared ownerships chosen IFA - TMP (The Mortgage People). The purchaser is not obliged to use TMP to obtain their mortgage but must pass a financial assessment and sign off with them to satisfy our regulatory requirements. For an assessment, the applicant should register here: Home - TMP The Mortgage People (tmpmortgages.co.uk)

* Auxesia Homes will also need to check that any buyer meets the Shared Ownership Eligibility Criteria.

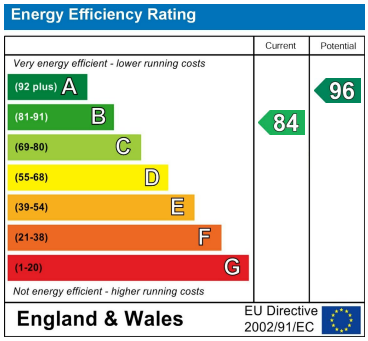


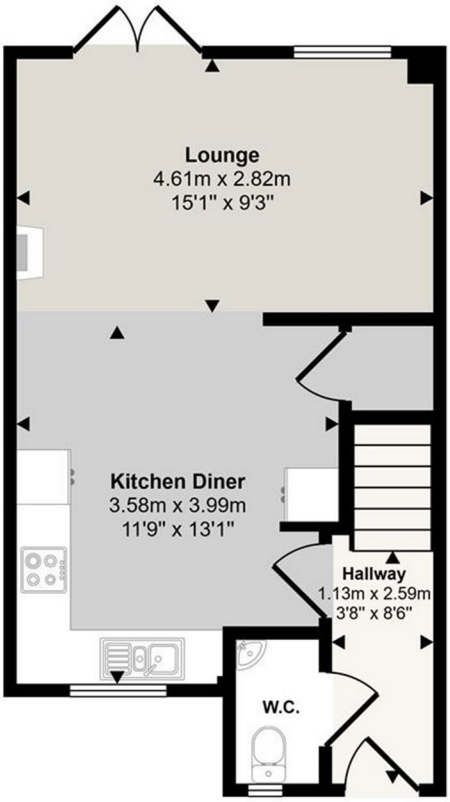
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

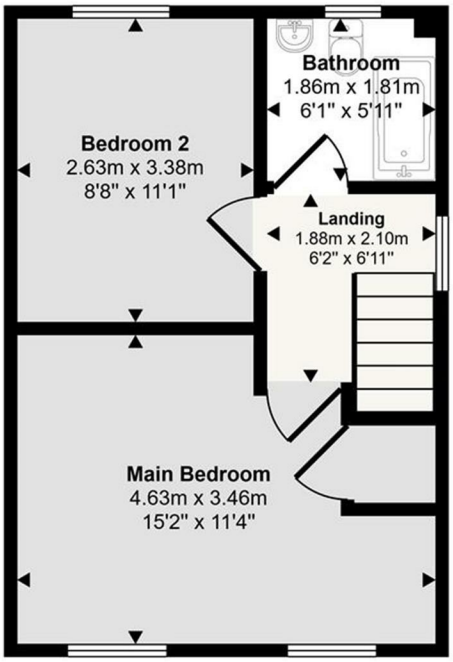
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Ground Floor

Approx 35 sq m / 372 sq ft



First Floor

Approx 32 sq m / 348 sq ft

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