



16 Elm Tree Crescent, Dronfield, S18 2HD



# 16 Elm Tree Crescent

50% Shared Ownership

## £157,500

A great opportunity to purchase a 50% share of this affordable three bedroomed detached family home located close to a range of amenities within the town including renowned local schooling and train station.

The property is available to purchase the additional share which would mean 100% ownership could be obtained. Currently the 50% share option would equate to a monthly rental payment of £414.05 being due to South Yorkshire Housing Association. There is currently a lease of 80 years remaining. If a buyer purchased 100% the property would then become freehold.

The property briefly comprises: entrance hall, good size living room, separate dining room which opens into the fitted kitchen, downstairs WC. First floor landing off which opens three double bedrooms and an excellent family bathroom.

Outside there is driveway parking and access into the rear garden which is mainly lawned, having a paved patio seating area and timber shed.

The property has wooden double glazing and central heating. There is further information available regarding the shared ownership by request of the agent on 01246 290992



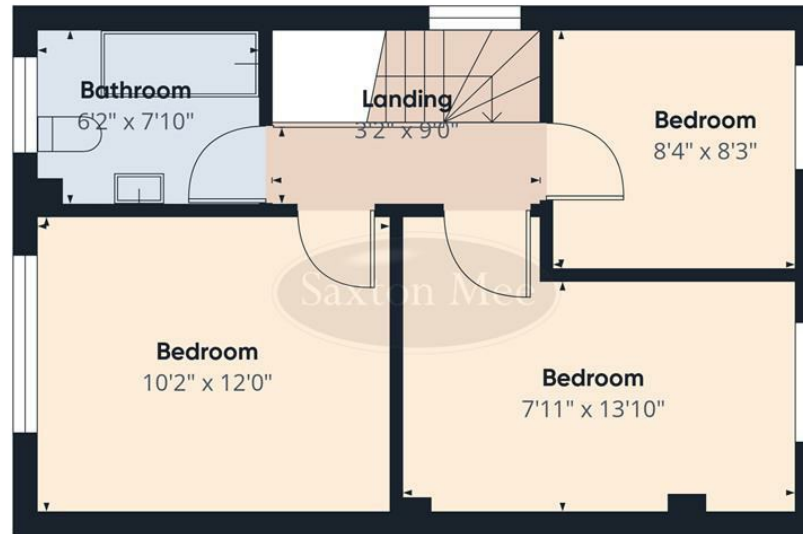
- Three bedroomed detached family home
- Ideal opportunity to purchase a 50% share - with option to own 100%
- Double glazing and central heating
- Two reception rooms and three double bedrooms
- Great location for the town and train station
- Parking for three cars
- Excellent school catchment area
- Council Tax Band: C
- EPC: C
- Leasehold - South Yorkshire Housing







Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
816 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. \*A Life Assurance policy may be requested.\* \*Written Quotations of credit terms available on request.\*

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