



4 NORWOOD COURT, NORWOOD AVENUE, BURLEY IN WHARFEDALE LS29 7EG

**Asking price £112,000 for
50% shared ownership**

FEATURES

- Spacious Two Bedroom Ground Floor Flat With A Level Entrance
- Two Good Sized Bedrooms, With Bedroom One Having A Large Walk In Wardrobe
- Communal Gardens, Drying Area & Storage Shed
- 50% Shared Ownership For Affordable Living In The Heart Of The Village
- Light & Airy Living Space With A Sitting Room To A Dining Kitchen
- White Three Piece Bathroom With A Shower Over The Bath
- Private Allocated Parking Bay
- EPC Rating C / Council Tax Band B / Tenure Leasehold (125 years from 2009)



**SHANKLAND
BARRACLOUGH**
ESTATE AGENTS

2 Bedroom Flat - Purpose Built located in Burley In Wharfedale

Offered with the advantage of having NO ONWARD CHAIN, conveniently located close to the excellent amenities within the sought after village of Burley In Wharfedale, this delightful ground floor flat offers a perfect blend of modern living and affordability through the shared ownership scheme. Built in 2009, the property boasts a level entrance, making it easily accessible for all.

Upon entering, you are welcomed into a spacious hallway together with a lovely through living space that seamlessly combines a comfortable sitting room with a well-appointed dining kitchen, ideal for both relaxation and entertaining. The flat features two generously sized double bedrooms, providing ample space for rest and personalisation. The white three-piece house bathroom is both stylish and functional, catering to your everyday needs.

Outside, residents can enjoy the communal lawned gardens, which include convenient shed storage and designated clothes drying areas, perfect for those sunny days. Additionally, the property benefits from parking for one vehicle to the private residents car parking area, ensuring that you have a secure space for your car.

This flat is an excellent opportunity for those seeking affordable living in a desirable location. With its modern amenities and inviting atmosphere, it is sure to appeal to first-time buyers or those looking to downsize. Don't miss the chance to make this lovely flat your new home within Burley In Wharfedale.

To arrange your viewing, please contact Shankland Barraclough Estate Agents in Otley.

Burley in Wharfedale is a very popular and thriving village community in the heart of the Wharfe Valley providing a good range of local shops, post office, doctors surgery, library, two excellent primary schools, various inns and restaurants, churches of several denominations and a variety of sporting and recreational facilities. An excellent rail service to both Leeds and Bradford city centres and the nearby town of Ilkley is also available from the village station. There are many delightful walks to be had through the surrounding countryside and the famous Ilkley Moors whilst the Yorkshire Dales National Park is only a short drive away.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via an outer door to the front elevation, a central heating radiator and a useful storage cupboard, ideal for coats, ironing board, vac etc.

Sitting Room 14'9" x 10'5" (4.50m x 3.18m)

Focal fireplace with an electric fire inset, a central heating radiator and a window to the front elevation.

Dining Kitchen 10'7" x 8'2" (3.23m x 2.49m)

Fitted range of wall and base units having worksurfaces over and a sink unit inset. Provision for an electric cooker, space for an under counter fridge and separate freezer, together with plumbing for a washer. Window to the rear, a central heating radiator, the central heating boiler and a window to the rear.

Bedroom 1. 13'7" x 8'10" (4.14m x 2.69m)

Having a large walk in wardrobe, a central heating radiator and a window to the rear looking over the gardens.

Bedroom 2. 10'4" x 7'2" (3.15m x 2.18m)

A central heating radiator and a window to the rear looking over the gardens.

House Bathroom

Fitted with a three piece suite in white comprising a panelled bath with a shower over, a wash hand basin and a low level wc. Central heating radiator, an extractor fan and a window to the front elevation.

Parking

The property benefits from having its own private parking space. In addition there is also a visitor parking space for guests of the four flats.

Gardens

The four flats enjoy a very pleasant lawned garden area to the rear which includes a clothes drying area for each property and a timber storage shed for each home.

Tenure, Services And Parking

Tenure: Leasehold - 125 years from 4th February 2009 (so approximately 107 years remaining). The property is offered on a 50% shared ownership scheme with Incommunities. The ground rent and service charge is currently £41 per month, reviewed annually. Rent payable for the 50 % owned by Incommunities is currently £225.64 per month.

All Mains Services Connected

Parking: Allocated Parking Space To The Front Car parking Area

Shared Ownership Conditions Of Sale

Following an independent RICS valuation, the property is being sold as a 50% share of the



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valuation, with the discounted price for the 50% share being £112,000.

The Conditions of sale include the following:

- Property should be sold to someone that doesn't currently own another property, if they do say in the instance of a relationship breakdown or downsizing, their existing property needs to be nearing sale completion or transfer of equity with proof via solicitors.
- Prospective purchasers must not earn more than £80k
- If buying with a mortgage, Incommunities requires proof of eligibility of a mortgage prior to sale processing, this can be a Mortgage In Principle (MIP)

Council Tax

City of Bradford Metropolitan District Council Tax Band B. For further details on Bradford Council Tax Charges please visit www.bradford.gov.uk or telephone them on 01274 432111.

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1800 Mbps download speed is available to this property. Mobile Phone coverage is available to the four main carriers. For further information please refer to: <https://checker.ofcom.org.uk>

Flood Risk Summary

Surface Water - Very Low
Rivers & Sea - Very Low

For up to date flood risk summaries on this or any property, please visit the governments website <https://www.gov.uk/check-long-term-flood-risk>

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.



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Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.

Offer Acceptance & AML Regulations

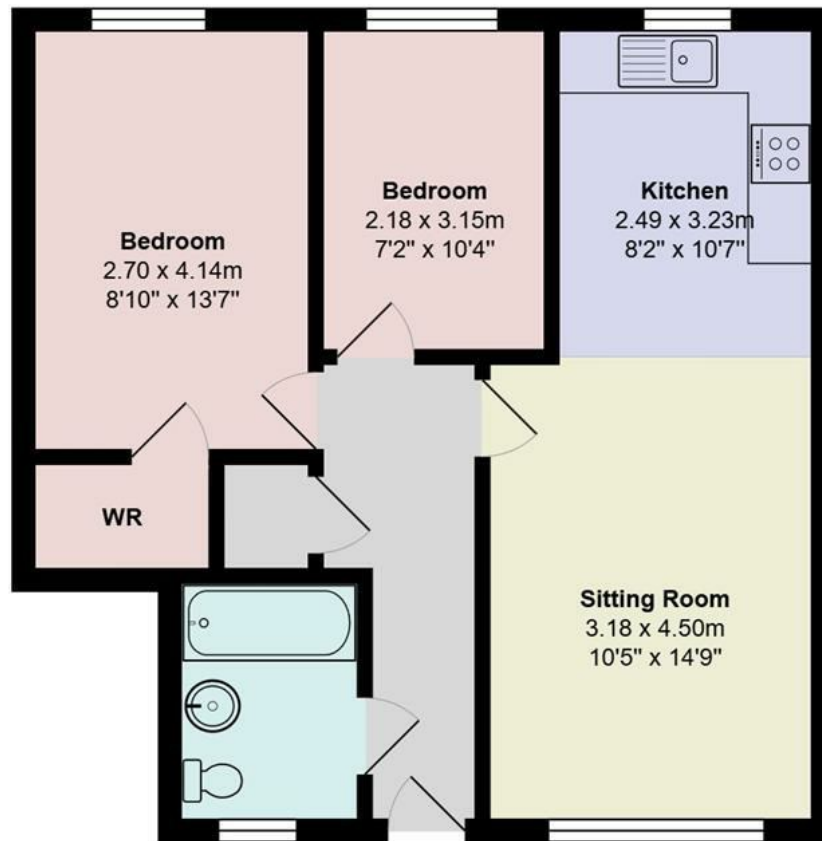
Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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Total Area: 56.4 m² ... 607 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



T: Call us on 01943 889010

E: info@shanklandbarracrough.co.uk

W: www.shanklandbarracrough.co.uk

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