25 Chancel Square, Leeds
Shared ownership £96,000

ALAN COOKE
SALES & LETTINGS

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ
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48% Shared Ownership With Yorkshire Housing association. Suitable only for First Timer Buyers on a household income of under £80,000 per Anum

Leasehold: 106 Years remaining on lease, we are informed by our vendor that the combined Ground Rent & Service Charges are £159.00 per month totalling £1908.00 annually.

Check your eligibility for the scheme by asking the office for the link to Yorkshire Housings website. https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership#Page=0

Nestled in the charming Chancel Square of Meanwood, Leeds, this delightful second-floor apartment offers a perfect blend of modern living and convenience. Built in 2007, the property boasts a contemporary design that is both stylish and functional, making it an ideal choice for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle.

The apartment features a welcoming reception hall, two well-proportioned bedrooms, making it suitable for individuals or small families. The bathroom is thoughtfully designed & refitted in 2025, ensuring both comfort and practicality.

One of the standout features of this property is the dedicated parking space, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short distance. The vibrant community of Meanwood offers a variety of leisure activities, making it a desirable location for those who enjoy an active lifestyle.

With its modern construction and prime location, this apartment presents an excellent opportunity for anyone looking to invest in a property that combines comfort, convenience, and style whilst utilising the shared ownership scheme. Do not miss the chance to make this lovely apartment your new home. Contact Alan Cooke Sales today to arrange a viewing and experience all that this wonderful property has to offer.

SALE CONDITIONS/RESTRICTIONS

Yorkshire Housing Association are the Housing Association that process the discounted sale.

Discounted Sale is a Low Cost Home Ownership Scheme which enables buyers to purchase a property at a discounted price. This discount is then passed on to future buyers. The purchaser still owns 100% of the property.

In order to check your eligibility for this scheme you will need to complete an online form and meet the following criteria

Household income of no more than £80,000 per year.

You are a first time buyer or used to own a home but cannot afford to buy one now.

Unable to purchase a property on the open market.

Able to finance purchasing the property and monthly service charge (if applicable), as well as other costs associated with purchasing a property

Yorkshire Housing will require proof of your eligibility to support your application.

PLEASE NOTE THE PROPERTY CANNOT BE PURCHASED AS A BUY TO LET.

HOW MUCH WILL BUYING A DISCOUNTED SALE PROPERTY COST ME? You will be responsible for any costs associated with buying the property. As well as the cost of the property itself, this includes costs associated with obtaining your mortgage and solicitor fees, as well as a share of Yorkshire Housing's legal fees and administration fee. Your share of Yorkshire Housing's legal fees should be in the region of £250. Yorkshire Housing's administration fee is 1% plus VAT of the sale price of your property, up to a maximum of £360 including VAT. This administration fee will be split equally between the buyer and the seller.

WHAT HAPPENS WHEN I WANT TO SELL? Yorkshire Housing can advise what process you need to follow if/when you want to sell in the future. In most cases you can market your property with a local estate agent

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and Yorkshire Housing will help you find a buyer who is eligible for the Discounted Sale Scheme.

ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

COUNCIL TAX BAND

B

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

LEASEHOLD

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MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

https://checker.ofcom.org.uk/

PARKING

The parking at the property is 1 assigned car parking space with visitor parking avaiable on a first come first served basis

PROPERTY CONSTRUCTION

The property is Standard Construction

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

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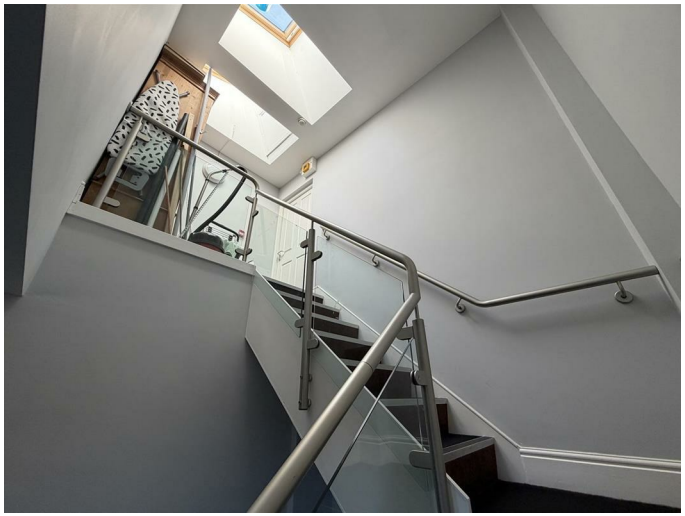

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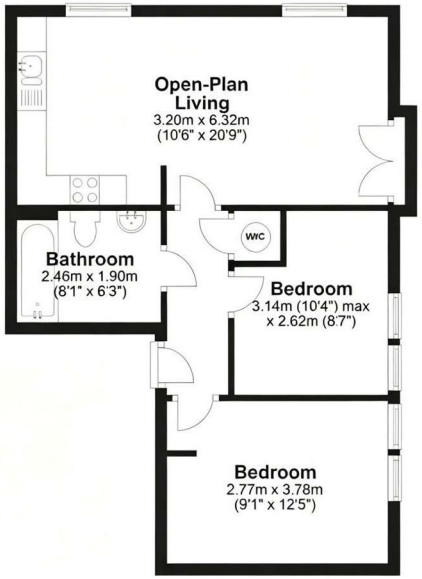
VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

Floor Plan
Approx. 48.9 sq. metres (526.1 sq. feet)



Total area: approx. 48.9 sq. metres (526.1 sq. feet)

Floor plans are for identification only. All measurements are approximate.

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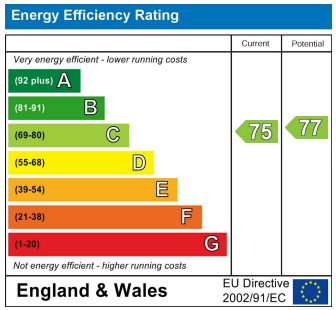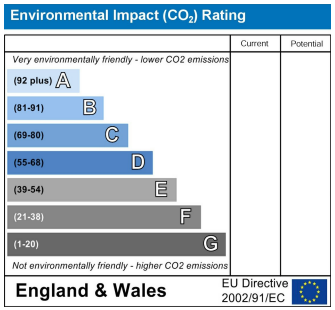
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