

# Mark Stephenson's

ESTATE & LETTING AGENTS



## 11 Shepherds Hill, Pickering, YO18 7JQ

80% Shared ownership £136,000

- 80% shared ownership
- Allocated car parking space
- Dining kitchen at the rear
- Offered for sale chain free
- Nicely established rear garden
- Two double bedrooms, bathroom
- No rent to pay in addition
- Spacious front facing lounge
- Ground floor W/C



# 11 Shepherds Hill, Pickering YO18 7JQ

Modern two bed town house with established rear garden and allocated single parking space. Available on a shared ownership basis at £136,000 which represents 80% of the current full value of £170,000. Double glazed and gas c/heating, chain free sale, subject to application through Broadacres Housing Association. Excellent first home with the advantage of having no rent in addition.



Council Tax Band: B



#### General information

Pickering is an attractive market town on the edge of the beautiful North York Moors National Park and 18 miles from the Heritage Coast. There is a wealth of pubs, eateries individual shops and all the other amenities expected in a market town; including the market itself held every Monday. The iconic North Yorkshire Moors Steam Railway is based in Pickering with some services to Whitby - the famous seaside town from where Captain Cook set sail in the endeavour in the 1700s. There is a wonderful Norman castle in Pickering owned by English Heritage and the surrounding countryside is a haven for wildlife and walkers.

#### Lease detail/outgoing costs

We understand the original lease commenced in 2015 for a term of 125 years although this should be checked.

We understand 80% is the maximum level of ownership and that full ownership is not possible.

Given the ownership percentage is currently at the maximum there is no rent to pay in addition.

From 1/04/2025 the charge payable to Broadacres is £16.64 per month.

#### Services

All services are connected to this property.

#### Council tax

Band B

#### Hallway

Radiator. Doorway to;

#### Lounge

Front window. Radiator. Under-stairs storage cupboard.

#### W/C

Two piece-suite. Radiator.

#### Dining kitchen

Base and wall units. Built in cooker and hob. Gas-boiler. Rear window. Radiator. French doors out to the established garden plot.

#### Landing

Built-in cupboard. Radiator.

#### Bedroom 1

Two front windows. Radiator.

#### Bedroom 2

Rear window. Radiator.

#### Bathroom

3 piece-suite. Over bath shower, radiator.

#### Outside front

Small gravelled area.

#### Outside rear

Enclosed and established plot down to lawn with gravelled patio area up against the French doors. Hand gate at the bottom of the plot allowing space to take the wheelie bins out and leading to the allocated parking space.

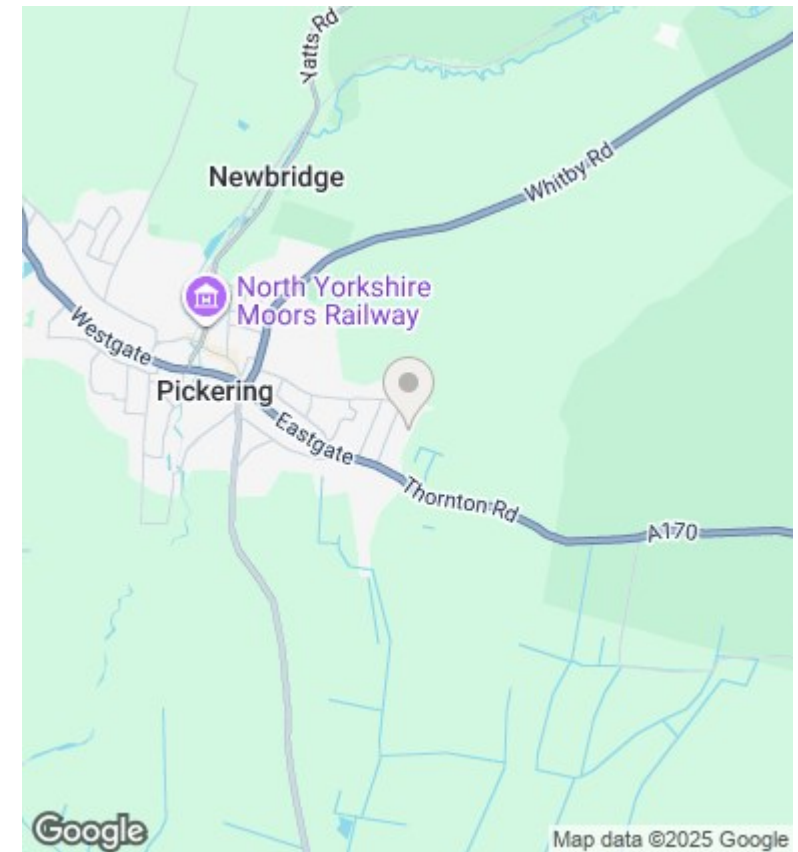
Approximate Gross Internal Area 689 sq ft - 64 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC