



123 Brailsford Crescent
York, YO30 6QF
£224,000

A rare opportunity to purchase 100% ownership of a well-proportioned three-bedroom home for £224,000 – representing a £56,000 saving against its £280,000 RICS Market Value.

Available through the Discount for Sale Scheme, the property offers 100% ownership at 80% of Open Market Value, with no rent payable.

Offered with NO ONWARD CHAIN, this 3-bedroom terraced house provides approximately 926 sq ft (86 sq m) of accommodation, together with an enclosed lawned rear garden and off-street parking. The property is well suited to buyers looking for a spacious three-bedroom home in York while benefiting from a substantial reduction against Market Value.

The ground floor comprises a welcoming entrance hall, a generous living room, a fitted kitchen with a dedicated dining area, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a versatile third bedroom that could also be used as a home office or study, together with a modern family bathroom.

Outside, the property benefits from off-street parking and an enclosed rear garden, laid mainly to lawn and enclosed by timber fencing, providing an ideal space for relaxing, entertaining and family life.

The property is available through the Discount for Sale Scheme, allowing eligible purchasers to buy 100% of the property for just 80% of its open market value. With no rent to pay and the discount remaining with the property for all future sales, this scheme offers a rare opportunity to enjoy full home ownership while benefiting from a significant reduction in purchase price.

A service charge of £247.03 per quarter (Includes service charge, insurance, and a management fee) is payable (£988.12 per annum) which translates as an average cost of £82.34 per month.





Discount for Sale Scheme

The home is available through the Discount for Sale scheme, allowing eligible buyers to purchase 100% of the property at 80% of the open market value. No rent is payable, and the discount remains with the property for future sales meaning a buyer will only ever pay 80% of the market value but will own 100% of the property. The discount remains with the property on future sales, subject to the terms and conditions of the scheme.

The current Market Value is £280,000, with the purchase price set at £224,000.

This represents a £56,000 discount against Market Value.

No rent is payable.

A service charge of £247.03 per quarter (Includes service charge, insurance, and a management fee) is payable which equates to £988.12 per annum / 12 months gives an average cost of £82.34 per month.

Entrance Hall

Lounge

15'7" x 11'6" (4.77m x 3.53m)

Kitchen/Dining

11'7" x 11'5" (3.55m x 3.50m)

Bedroom 1

11'5" x 8'6" (3.50m x 2.61m)

Bedroom 2

14'11" x 8'1" (4.57m x 2.48m)

Bedroom 3/Study

15'6" x 8'3" (4.74m x 2.54m)

Bathroom

7'0" x 6'4" (2.15m x 1.95m)

Outside

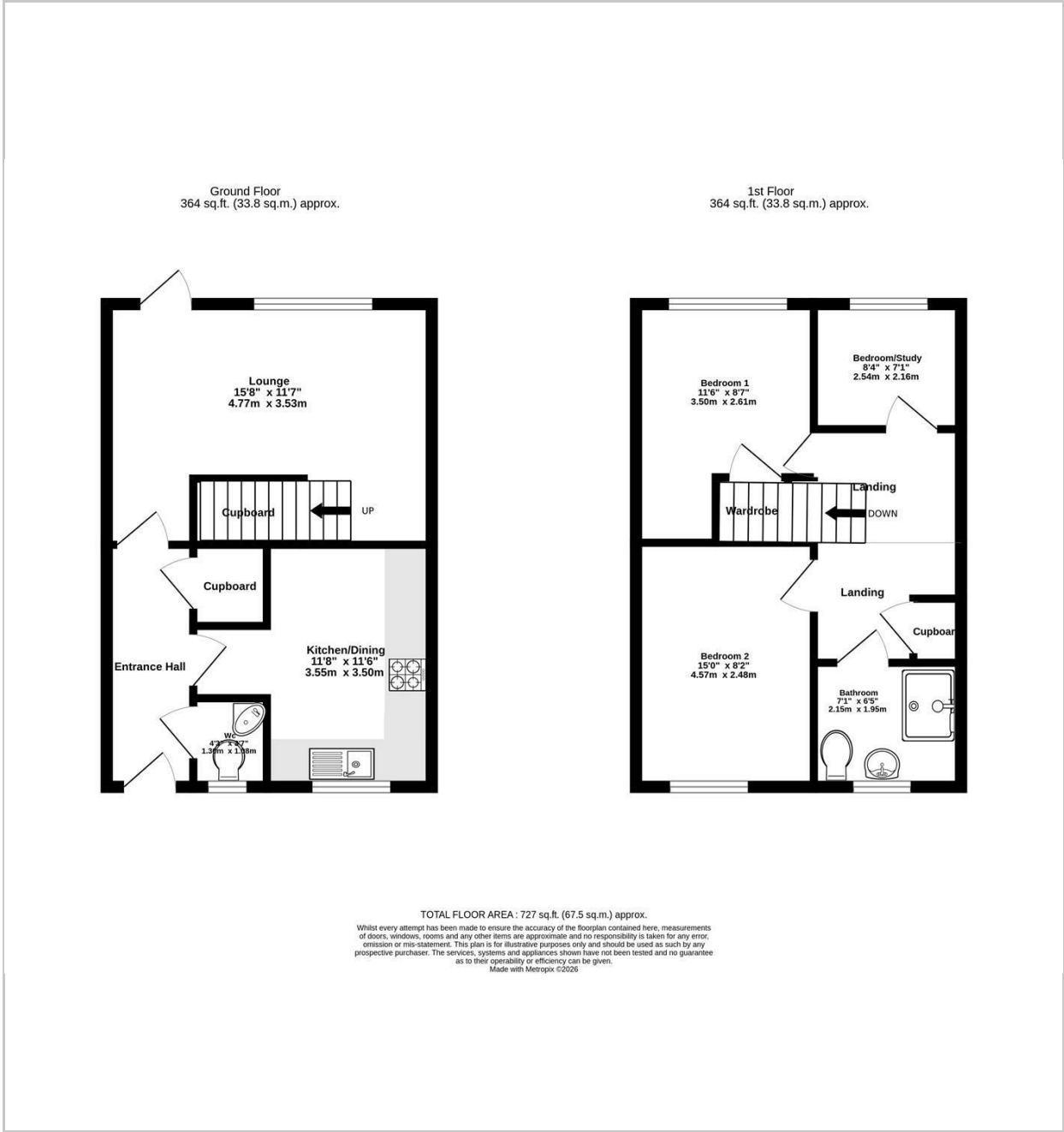
Benefitting from off-street parking and good sized rear lawned and timber fenced garden.

Agents note:

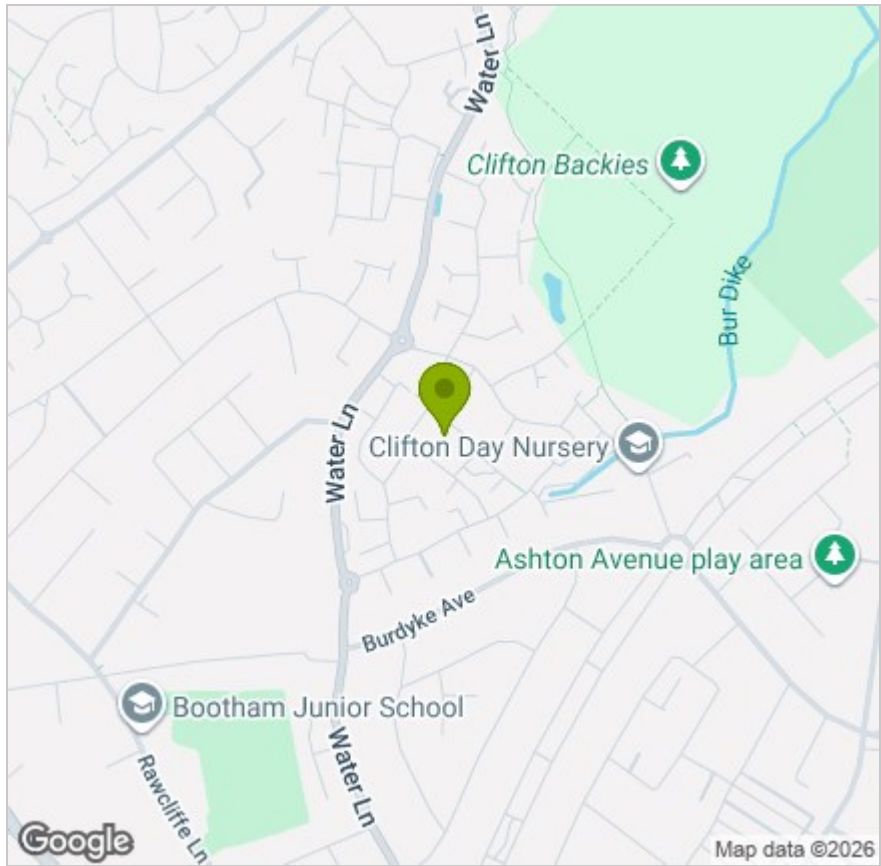
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details



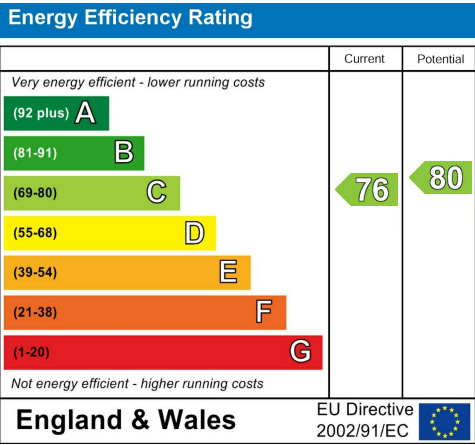
FLOOR PLAN



LOCATION



EPC



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