





30 PEN-Y-GHENT ROAD, SKIPTON, BD23 1GF

50% Shared Ownership

£132,500

CARLING JONES

2 2 1 B

2 Bedroom House - Semi-Detached located in Skipton

A brand new two bedroom semi detached house, located only a 15 minute walk from Skipton High Street, available for sale by way of a shared ownership scheme from North Yorkshire Council. The price quoted is on the basis of a 50% share of the market value being purchased, with an initial rent payable at 2.75% of the unsold equity.

Hawbank Field comprises a new residential development constructed by Stonebridge Homes. Plot 30 is offered by way of a shared ownership scheme from North Yorkshire Council - the purchaser will initially buy between 25% and 75% of the property, which will be determined by their financial advisor.

Plot 30 comprises an entrance at ground floor level with corridor leading to a double bedroom with ensuite, and staircase leading up to the first floor where there is a kitchen diner, well proportioned living room and house bathroom. A further staircase leads up to the second floor with a spacious landing and the second double bedroom. Externally there is an enclosed lawned garden to the rear and two car parking spaces to the front.

Entrance Hall
Accessed from the front door with door leading into the double bedroom and stairs leading up to the first floor landing.

Double Bedroom
14'3 x 10'2
Double bedroom with window overlooking the front of the property. Door leads into the ensuite shower room with WC, wash hand basin and walk in shower.

First Floor Landing
With doors leading to the living room, house bathroom and the kitchen diner. Stairs lead up to the second floor landing.

Living Room
13'6 x 9'4
Window overlooking the front of the property.

Dining Kitchen
13'6 x 9'5
Comprising a range of base and wall units with contrasting timber effect laminate work surfaces and stainless steel sink with mixer tap. Bosch four ring stainless steel gas hob with Bosch extractor hood over and stainless steel under counter oven. Under counter space and plumbing for a washing machine and space for a tall standing fridge freezer. Timber effect vinyl floor covering and double doors leading out to the enclosed rear garden.

Bathroom
Comprising a white pedestal wash hand basin with mixer tap, dual flush WC and panel bath with mixer tap. Chrome ladder style towel heater and tile effect vinyl floor covering.

Second Floor Landing
Spacious landing with door leading into bedroom 2. Cupboard housing the Ideal Logic ESP1 35 gas combination boiler.

Double Bedroom
13'6 x 9'6
Double bedroom with window overlooking the rear garden.

Outside
To the front of the property there is one car parking space. To the rear is an enclosed garden.

Council Tax
Council Tax Band: To be assessed

Tenure & Shared Ownership
This property will be sold on a leasehold basis on a new 990 year lease.

The property is available by way of shared ownership and is only available to first time buyers, or people who used to own a home and cannot afford to buy a new one, with a combined income of less than £80,000 per annum. Priority will be given to serving military personnel and former members of the British Armed Forces discharged within the last two years. The price quoted is on the basis of a 50% share of the market value being purchased, with an initial rent payable at 2.75% of the unsold equity (reviewed annually in line with inflation).

In order to proceed with a purchase any applicant must first obtain proof from a suitable mortgage or financial advisor that they meet Homes England's eligibility criteria, including affordability criteria.

Please note that applicants with a local connection to Skipton will be given priority for the purchase of the homes in the first instance. Local connection is defined as:

Having resided in the area for 3 years out of the past 5; or
Having previously lived in the area for 20 years (or half that persons lifetime, minimum of 10 years); or
Having Immediate family who have lived in the area for five years (parents, siblings or children); or
Employed in the area with a company which has been established for 3 years and are employed for a minimum of 16 hours per week for 12 months

Services
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

Agents Note & Disclaimer
These details do not form part of an offer or contract. They are intended



to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property

Anti Money Laundering Regulations

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 £12 (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.

Viewings

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163





GROUND FLOOR

1ST FLOOR

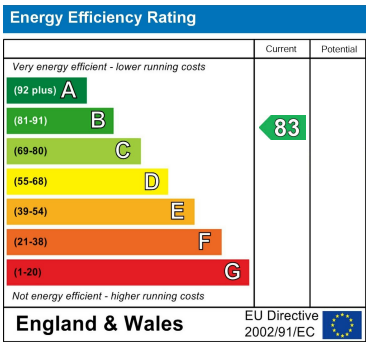
2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

Energy Performance Graph



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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.

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