

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

123 Brailsford Crescent

York, YO30 6QF

£215,000

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100% OWNERSHIP – NO RENT PAYABLE – NO ONWARD CHAIN
A fantastic opportunity to purchase a spacious three-bedroom home in York for just £215,000, representing a substantial £65,000 saving against its £280,000 RICS Market Value.

Available through the Discount for Sale Scheme, this property offers eligible purchasers 100% ownership at a significantly reduced price, with NO RENT payable on the remaining percentage. An excellent opportunity for first-time buyers and those looking to get onto the property ladder.

Offered with NO ONWARD CHAIN, this well-proportioned three-bedroom terraced home provides approximately 926 sq ft (86 sq m) of accommodation, together with off-street parking and an enclosed rear garden.

The ground floor comprises a welcoming entrance hall, generous living room, fitted kitchen with dedicated dining area and a convenient WC. Upstairs are three well-proportioned bedrooms, including a versatile third bedroom ideal as a home office or study, alongside a modern family bathroom.

Outside, the property benefits from off-street parking and an enclosed lawned rear garden, providing an ideal space for relaxing, entertaining and family life.

WHY BUY THROUGH THE DISCOUNT FOR SALE SCHEME?
- 100% OWNERSHIP – Own the property outright rather than purchasing a shared percentage.
- SUBSTANTIAL DISCOUNT – Now £215,000 against a RICS Market Value of £280,000.
- NO RENT PAYABLE – Unlike shared ownership, there is no rent to pay on the discounted percentage.
- £65,000 SAVING – A fantastic opportunity to secure a three-bedroom home at a significantly reduced price.
- LONG-TERM AFFORDABILITY – The scheme's discount remains attached to the property for future sales.
A service charge of £247.03 per quarter applies, including insurance and management fees, equating to £988.12 annually or approximately £82.34 per month.

An excellent opportunity for eligible purchasers seeking full home ownership at an affordable price in York. Early viewing is highly recommended.



















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

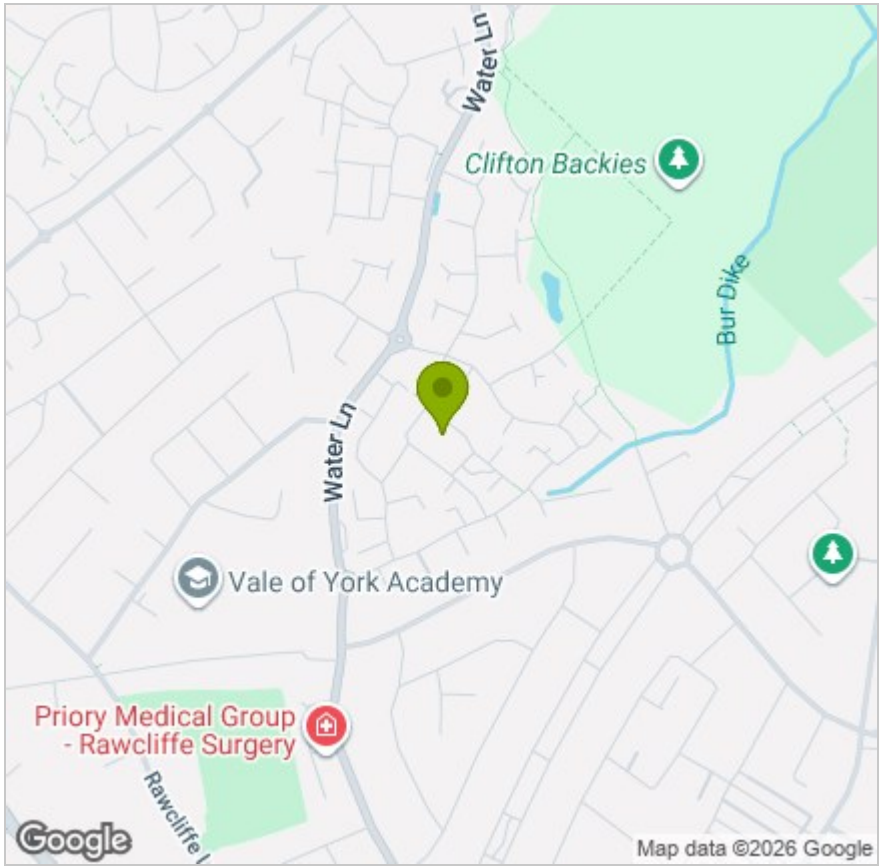
FLOOR PLAN



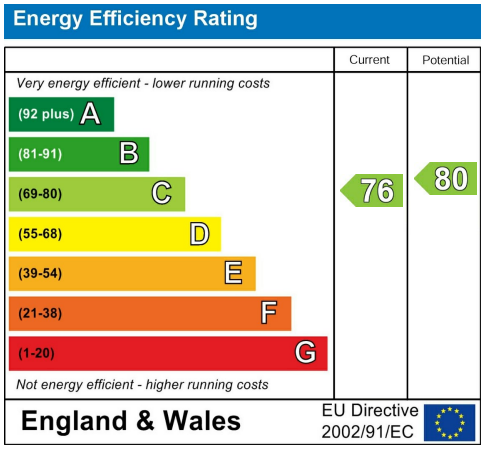
TOTAL FLOOR AREA : 727 sq.ft. (67.5 sq.m.) approx.

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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LOCATION



EPC



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