



47 Regent Avenue, Harrogate

£105,000 Part Buy, Part Rent



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WINNING AGENT**

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A well-presented two-bedroom mid-terrace house available to purchase on a 50% shared ownership basis and offering an excellent opportunity for those looking to take a first step onto the property ladder.

AGENT'S NOTE

TENURE: Leasehold. **LEASE LENGTH:** Approximately 98 years remaining.

SHARED OWNERSHIP: The property is offered for sale on a 50% shared ownership basis. **SHARE PRICE:** £105,000.

FULL MARKET VALUE: £210,000. **MONTHLY RENT:** £156.99. **MONTHLY SERVICE CHARGE:** £20.50.

Shared Ownership allows a purchaser to buy a percentage of the property and pay rent on the remaining share. It can offer a more affordable route onto the property ladder, as the mortgage and deposit required may be lower than when purchasing a property outright. Eligibility criteria apply, including a maximum household income of £80,000 per annum.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D **EPC Environmental Impact Rating:** C



The property provides modern and practical accommodation including a dining kitchen, sitting room, utility area, ground floor bathroom and two bedrooms, together with a private low-maintenance rear garden.

OUTSIDE To the rear of the property is a private, low-maintenance garden providing a pleasant outdoor sitting area.





Total Area: 60.8 m² ... 654 ft²

All measurements are approximate and for display purposes only.

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