

£126,000 Shared Ownership

Heather Drive, Pontefract, West Yorkshire, WF8 2FG



- Guideline Minimum Deposit £12,600
- Two Storey, Detached House
- High Performance Glazing
- Gas Central Heating
- Guideline Income Dual £25.2k | Single £27.7k
- Approx. 910 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Garden and Off-Street Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 60% share. Full market value £210,000). A great chance to buy a spacious family home. This recently constructed, detached, three bedroom house has a conventional layout with a stylish kitchen at the front, a ground-floor cloakroom and, at the rear, a large reception/dining room which leads out to the garden. Upstairs there is a master bedroom with en-suite shower room, a second good-sized double plus a smaller third bedroom and the main bathroom. Modern insulation standards, high performance glazing and gas central heating have resulted in very good energy-efficiency and environmental-impact ratings. The house comes with parking and is also within walking distance, or brief cycle ride, of the town centre and Pontefract's Monkhill and Baghill railway stations.

Tenure: Leasehold (125 years from 2019)

Minimum Share: 60% (£126,000).

Shared Ownership Rent: £197.08 per month. (Subject to annual review)

Service Charge: £34.97 per month. (Subject to annual review)

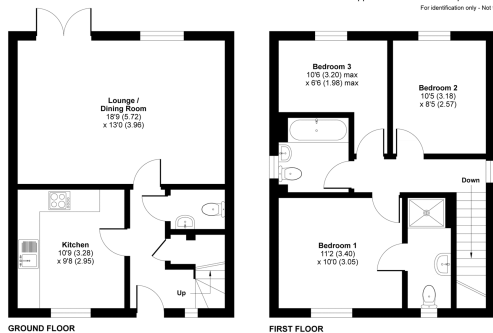
Guideline Minimum Income: Dual £25,200 | Single £27,700 (based on minimum share and 10% deposit)

Council Tax: Band D, Wakefield. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

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Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



DIMENSIONS

- KITCHEN
10' 9" x 9' 8" (3.28m x 2.95m)
- CLOAKROOM
- LOUNGE/DINING ROOM
18' 9" x 13' (5.72m x 3.96m)
- BEDROOM 1
11' 2" x 10' (3.40m x 3.05m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
10' 5" x 8' 5" (3.18m x 2.57m)
- BEDROOM 3
10' 6" max. x 6' 6" (3.20m x 1.98m)
- BATHROOM

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 to 100) A		96
(81 to 91) B	84	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		94
(81 to 91) B	82	
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.