

£29,200 Shared Ownership

Woodlands Village, Wakefield, West Yorkshire, WF1 5LQ



- Guideline Minimum Deposit £2,920
- First Floor
- Semi-Open-Plan Reception/Kitchen
- Parking Space
- Guideline Income £16,000
- Approx. 525 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Walking Distance to Railway Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £73,000). This modern, first-floor flat has a reception room which is semi-open plan to the kitchen. There is a good-sized main bedroom, a second bedroom which is a small double - suitable for a child, guest or use as a study - and a stylish bathroom. Energy-efficiency and environmental-impact ratings are very good, thanks to well insulated walls, double glazing and gas central heating. The development has a parking area which includes a space for this flat plus the Sandal & Agbrigg (for trains to Leeds, Doncaster or Sheffield) and Wakefield Kirkgate (Leeds, Sheffield, Huddersfield, Castleford or Knottingley) Railway Stations are within comfortable walking distance or short bus/cycle ride.

Tenure: Leasehold (125 years from 2006)

Minimum Share: 40% (£29,200).

Shared Ownership Rent: £312.48 per month (subject to annual review).

Combined Service Charge and Admin Fee: £81.28 per month (subject to annual review).

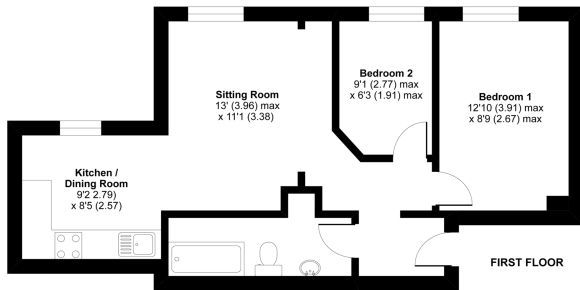
Guideline Minimum Income: £16,000 (based on minimum share and 10% deposit)

Council Tax: Band A, 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.

Read, Woodlands Village, Wakefield, WF1 **DIMENSIONS**

Approximate Area = 525 sq ft / 48.7 sq m
For identification only - Not to scale

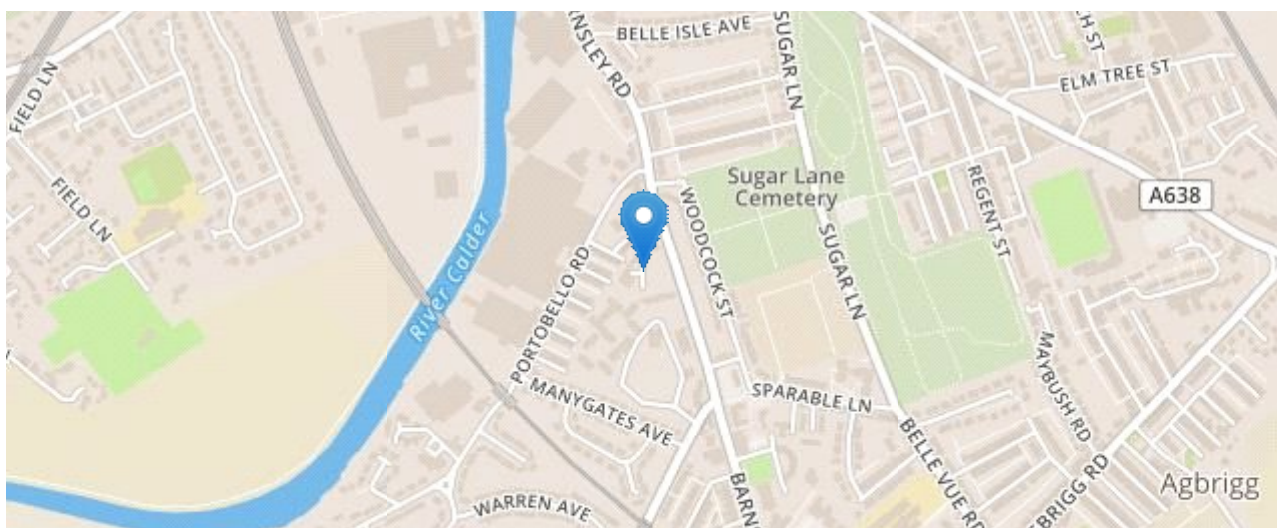


- SITTING ROOM**
13' max. x 11' 1" (3.96m x 3.38m)
- KITCHEN**
9' 2" x 8' 5" (2.79m x 2.57m)
- BEDROOM 1**
12' 10" max. x 8' 9" max. (3.91m x 2.67m)
- BEDROOM 2**
9' 1" max. x 6' 3" max. (2.77m x 1.91m)
- BATHROOM**

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urbanmoves 2020

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 to 100) A | |
| (81 to 91) B | |
| (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 | |
| 83 | 83 |
| England, Wales & N.Ireland EU Directive 2002/91/EC | |

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 to 100) A | |
| (81 to 91) B | |
| (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 | |
| 79 | 79 |
| 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.