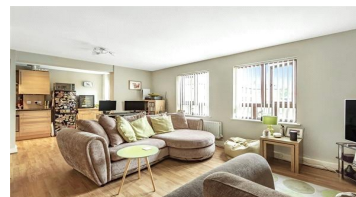


£35,000 Shared Ownership

Woodlands Village, Wakefield, West Yorkshire, WF1 5LQ



- Guideline Minimum Deposit £3,500
- Second Floor
- Open-Plan Reception/Kitchen
- Communal Parking
- Guideline Income £16,000
- Approx. 517 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Walking Distance to Railway Stations

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £70,000). This well-presented flat is on the top (second) floor and is south-east facing. The reception room is semi-open-plan to the kitchen and the bedroom and bathroom are both quite spacious. Modern insulation standards, double glazing and gas central heating make for a good energy-efficiency rating. Woodlands Village has attractive areas of communal garden along with a car park (spaces available on a first come - first served basis). Alternatively, Sandal & Agbrigg and Wakefield Kirkgate Railway Stations are both within comfortable walking distance or a short bus/cycle ride.

Tenure: Leasehold (125 years less 5 days from 01/01/2006).

Minimum Share: 50% (£35,000).

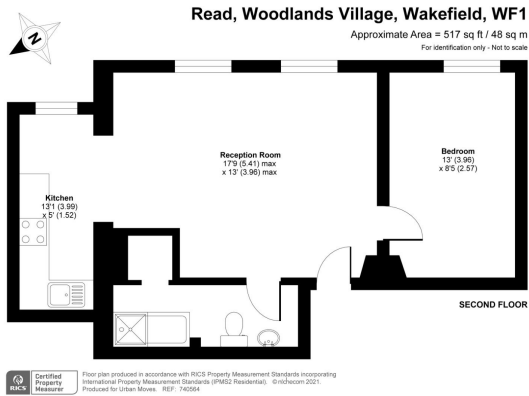
Shared Ownership Rent: £149.95 per month (subject to annual review).

Combined Service Charge and Admin Fee: £75.91 per month (subject to annual review).

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

Council Tax: Band A, Wakefield Council. 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.



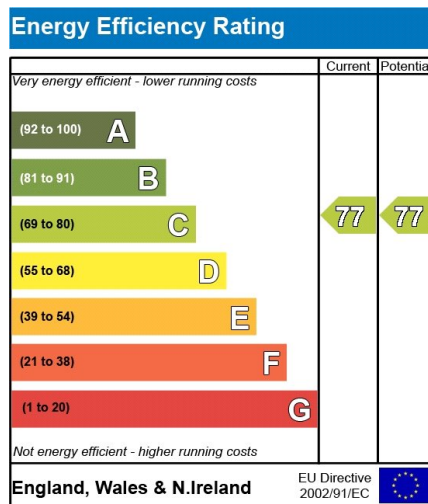
DIMENSIONS

RECEPTION ROOM
17' 9" max. x 13' max. (5.41m x 3.96m)

KITCHEN
13' 1" x 5' (3.99m x 1.52m)

BEDROOM
13' x 8' 5" (3.96m x 2.57m)

BATHROOM



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.