

£137,500 Shared Ownership

Bunting Drive, Tockwith, North Yorkshire, YO26 7SB



- Guideline Minimum Deposit £13,750
- Three Storey, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guideline Income Dual £27.7k | Single £32.9k
- Approx. 900 Sqft Gross Internal Area
- Gas Central Heating
- Parking for Two Cars

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 50% share. Full market value £275,000. See 'Please Note' below.) A recently-constructed and smartly-presented house that features a kitchen/dining room at the front, an under-stairs cloakroom and a rear reception room with double doors leading out to the attractive garden. The spacious main bedroom is on the top floor and benefits from a naturally-lit en-suite shower room. There is a second generously-sized bedroom plus a smaller third bedroom and a family bathroom on the mid level. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system have resulted in very good energy-efficiency and environmental-impact ratings. The property comes with parking for two cars and the nearby roads provide easy access to the A1(M). York and Leeds city centres are also within comfortable driving distance.

Please Note: If, at any time when the Acquired Percentage is equal to or greater than 80%, the Leaseholder wishes to sell, the housing association is obliged to buy back the property at the appropriate Market Value.

Tenure: Leasehold (125 years from 2020).

Minimum Share: 50% (£137,500).

Shared Ownership Rent: £279.42 per month (subject to annual review).

Combined Insurance and Admin Fee: £30.81 per month (subject to annual review).

Service Charge: Approximately £120 for the year (estimated and subject to annual review).

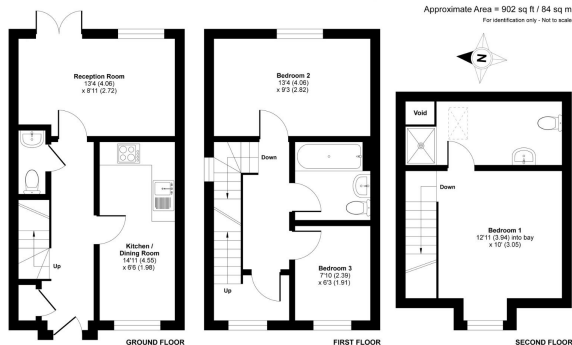
Guideline Minimum Income: Dual £27,700 | Single £32,900 (based on minimum share and 10% deposit).

Council Tax: Band C, Harrogate Borough 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.

Bunting Drive, Tockwith, York, YO26
Approximate Area = 902 sq ft / 84 sq m
For information only - not to scale

DIMENSIONS



- KITCHEN/DINING ROOM
14' 11" x 6' 6" (4.55m x 1.98m)
- CLOAKROOM
- RECEPTION ROOM
13' 4" x 8' 11" (4.06m x 2.72m)
- BEDROOM 2
13' 4" x 9' 3" (4.06m x 2.82m)
- BATHROOM
- BEDROOM 3
7' 10" x 6' 3" (2.39m x 1.91m)
- BEDROOM 1
12' 11" into bay x 10' (3.94m x 3.05m)
- EN-SUITE SHOWER ROOM

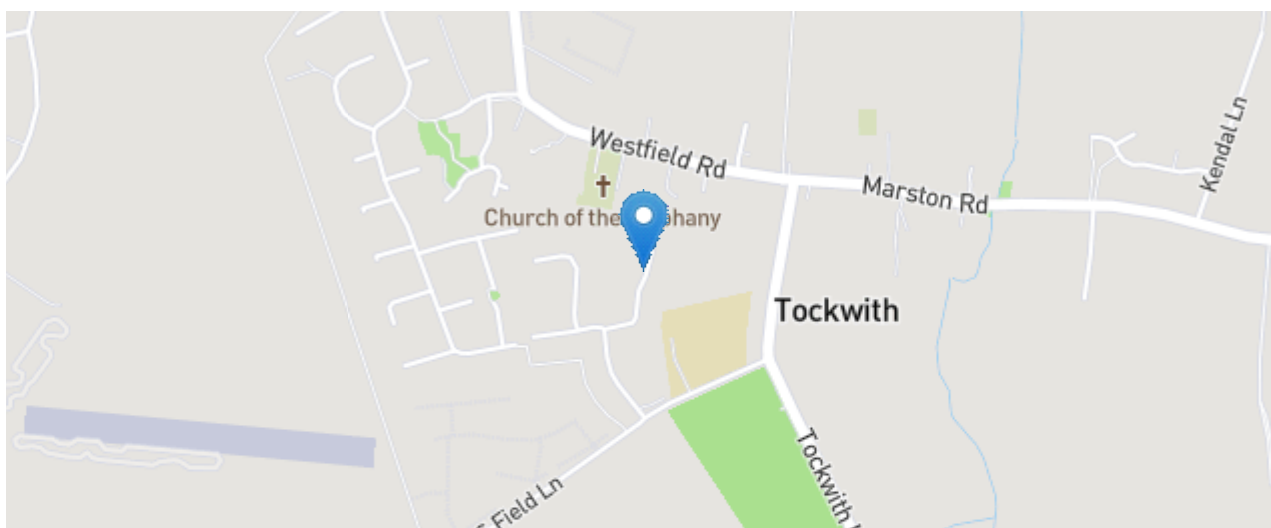
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Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		98
(92 to 100) A		
(81 to 91) B	87	
(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		95
(92 to 100) A		
(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 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.