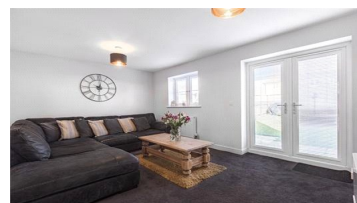
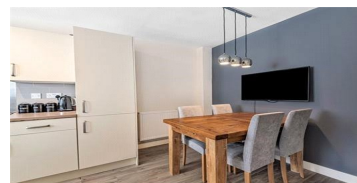


£199,750 Shared Ownership

Kestrel Garth, Brayton, Selby, North Yorkshire, YO8 9SJ



- Guideline Minimum Deposit £19,975
- Two Storey, Semi Detached House
- High Performance Glazing
- Rear Garden
- Guideline Income £39,950
- Approx.866 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Driveway Parking

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 85% share. Full market value £235,000). This smartly-presented property has an attractive kitchen/dining room, a ground-floor cloakroom and, at the rear, a reception room with double doors that open onto a good-sized garden with lawn and paved seating area. On the first floor of the house is a main bedroom with en-suite shower room plus a similar-sized second bedroom, a smaller third bedroom and a family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. A driveway provides space for off-street parking and the nearby A63 offers an easy connection to the A1(M) and to the A19 which runs north to York. Selby town centre and railway station can also be reached by bike or via local bus.

Housing Association: heylo.

Tenure: Leasehold (125 years from 2019).

Share Available: 85% (£199,750).

Shared Ownership Rent: £72.98 per month (subject to annual review).

Combined Insurance and Admin Fee: £28.75 per month (subject to annual review).

Guideline Minimum Income: £39,950 (based on minimum share and 10% deposit).

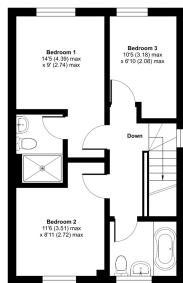
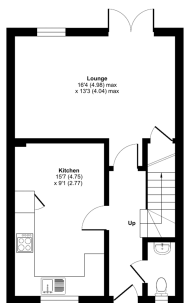
Council Tax: Band C, Selby District Council. Priority is given to applicants living and/or working in this local authority.

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.



Kestrel Garth, Brayton, Selby, YO8

Approximate Area = 656 sq ft / 60 sq m
For identification only - not to scale

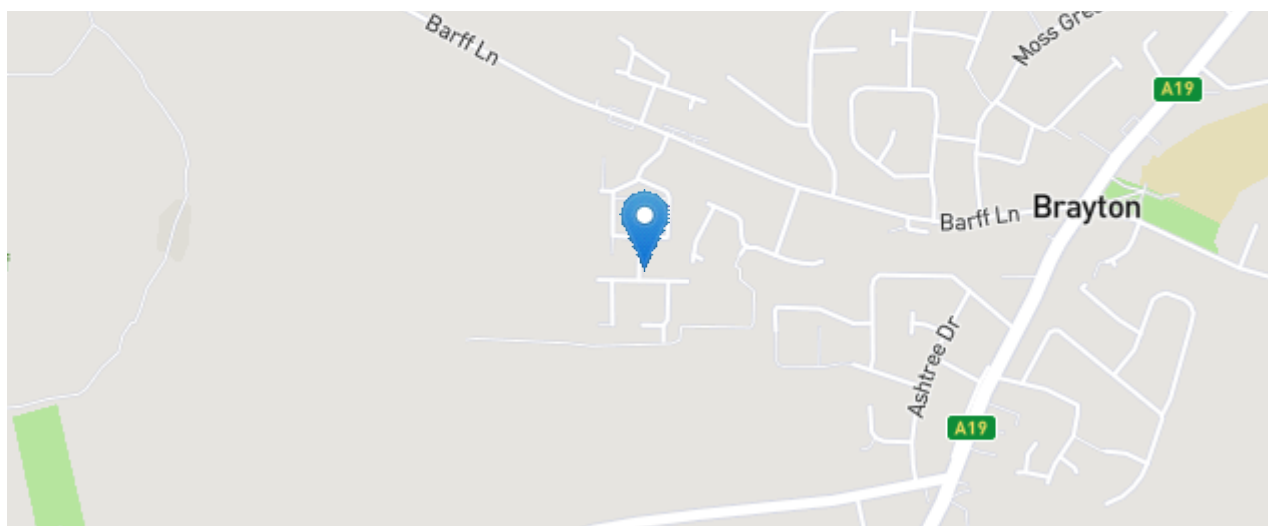
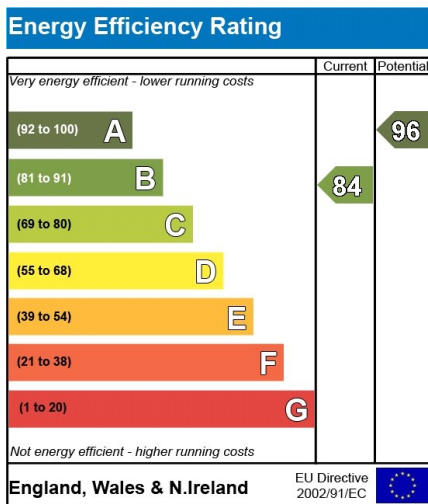


Certified
Energy
Rating

DIMENSIONS

- CLOAKROOM
- KITCHEN
15' 7" x 9' 1" (4.75m x 2.77m)
- LOUNGE
16' 4" max. x 13' 3" max. (4.98m x 4.04m)
- BEDROOM 1
14' 5" max. x 9' max. (4.39m x 2.74m)
- EN-SUITE SHOWER ROOM
- BEDROOM 2
11' 6" max. x 8' 11" max. (3.51m x 2.72m)
- BEDROOM 3
10' 5" max. x 6' 10" max. (3.18m x 2.08m)

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.