

## £92,000 Shared Ownership

Barrington Way, Austhorpe, Leeds, West Yorkshire LS15 8FU



- Guideline Minimum Deposit £9,200
- Ground Floor
- Bathroom plus En-Suite Shower Room
- South Facing Balcony/Patio
- Guide Min Income Dual £28.1k | Single £34.4k
- Approx. 793 Sqft Gross internal Area
- Very Good Energy-Efficiency Rating
- Off Street Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 40% share. Full market value £230,000). This beautifully-presented flat is on the ground floor of a recently-constructed development. The property has a dual-aspect reception room with a sliding door that leads out to a glass-fronted, south-facing balcony/patio. The semi-open-plan kitchen features sleek, white units. There is a main bedroom with fitted wardrobe and en-suite shower room plus a second double bedroom and an attractive bathroom with travertine-style tiles. Well insulated walls and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The block has a communal lawn, which the reception room side windows look out onto, and a car park that includes a space for this flat. The parking space has an EV charging point. Barrington Way is on the semi-rural outskirts of Leeds, just a short walk from The Springs Shopping Centre. The city centre is approximately twenty minutes drive away (Google Maps) and the location also provides easy access to the M1 when travelling further afield.

**Housing Association:** HSRG.

**Tenure:** Leasehold (250 years from 01/11/2021).

**Minimum Share:** 40% (£92,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £314.33 per month (subject to annual review).

**Service Charge:** £171.14 per month (subject to annual review).

**Ground Rent:** £100.00 for the year.

**Guideline Minimum Income:** Dual - £28,100 | Single - £34,400 (based on minimum share and 10% deposit).

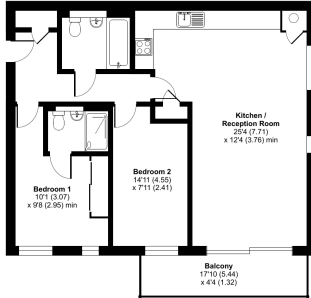
**Council Tax:** Band B, Leeds City Council. Priority is given to applicants living and/or working in this local authority.

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. Pets not permitted (except assistance animals).



**Barrington Way, Leeds, LS15**

Approximate Area = 793 sq ft / 73.7 sq m  
For identification only - Not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurements. © Urbanmoves 2024. Produced for Urban Moves. REF: 1161573

## DIMENSIONS

### GROUND FLOOR

#### Entrance Hallway

#### Reception

25' 4" x 12' 4" min. (7.72m x 3.76m)

#### Kitchen

partly included in reception measurement

#### Balcony

17' 10" x 4' 4" (5.44m x 1.32m)

#### Bedroom 1

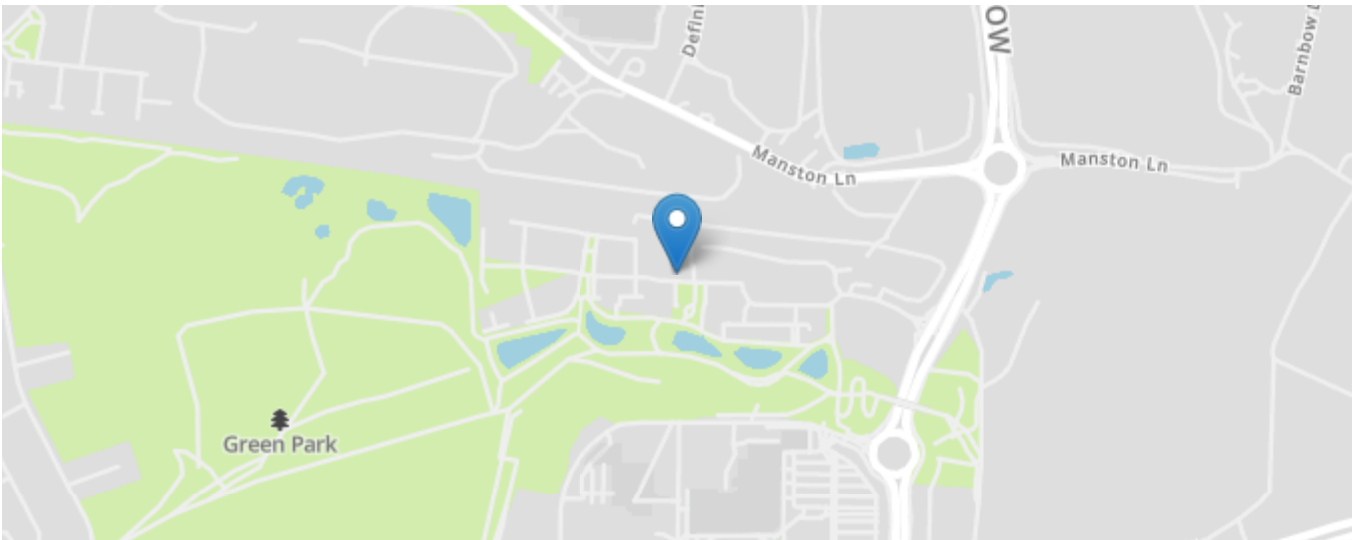
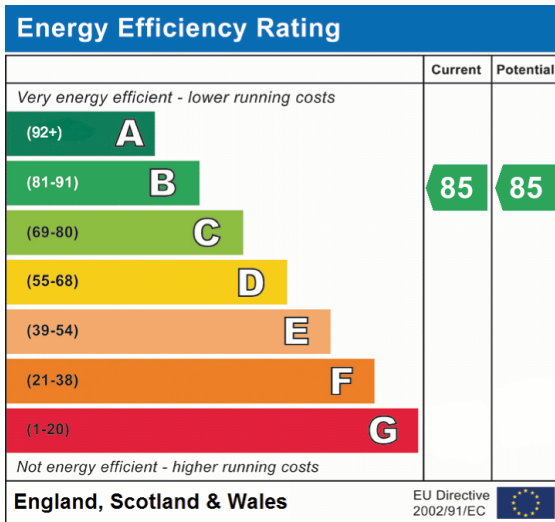
10' 1" x 9' 8" (3.07m x 2.95m)

#### En-Suite Shower Room

#### Bedroom 2

14' 11" x 7' 11" (4.55m x 2.41m)

#### 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.