

## £124,000 Shared Ownership

Rochester Row, Thorp Arch, Wetherby, West Yorkshire LS23 7GL



- Guideline Minimum Deposit £12,400
- Two Storey, Three Bedroom, Semi Detached House
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £37k | Single £43.3k
- Approx. 956 Sqft Gross Internal Area
- Excellent Energy-Efficiency Rating
- Driveway Parking for two cars

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 40% share. Full market value £310,000). A great chance to buy a spacious, shared-ownership family home. This recently-constructed and beautifully-presented property has a reception room with built-in media unit and a doorway leading through to the full-width kitchen/dining room. On the first floor is a main bedroom with attractive wood panelling plus two further double bedrooms and a simple yet stylish bathroom. Demanding insulation standards, high performance glazing, a modern gas central heating system and roof mounted solar panels have resulted in a rare 'A' energy-efficiency rating. The house comes with a very pleasant, south/south-west-facing rear garden, a front lawn and a two-car driveway. Wetherby town centre can also be easily reached by bike or bus from nearby Walton Road.

**Housing Association:** Clarion.

**Tenure:** Leasehold (990 years from 01/12/2021). Freehold transferred on 100% ownership.

**Minimum Share:** 40% (£124,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £481.71 per month (subject to annual review).

**Service Charge:** £41.22 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £37,000 | Single - £43,300 (based on minimum share and 10% deposit).

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

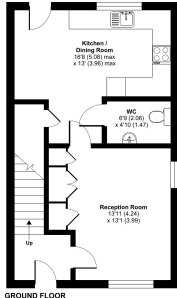
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are 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.



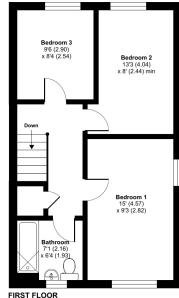
Rochester Row, Thorp Arch, Wetherby, LS23

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale

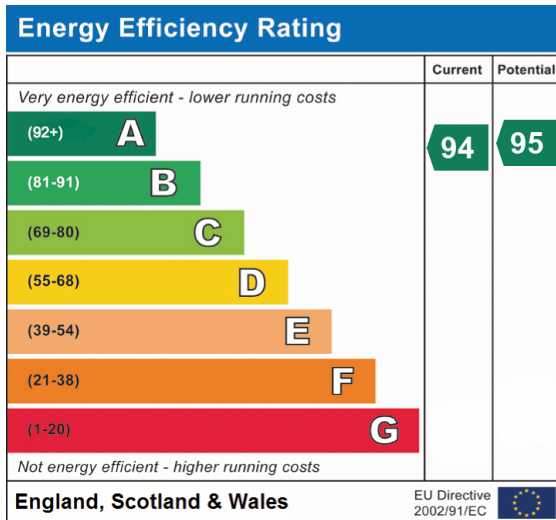


GROUND FLOOR



FIRST FLOOR

Plan plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) (residential). © Urbanmoves 2020. Produced for Urban Moves. REF: 1021212



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### Reception Room

13' 11" x 13' 1" (4.24m x 3.99m)

#### W.C.

6' 9" x 4' 10" (2.06m x 1.47m)

#### Kitchen / Dining Room

16' 8" max. x 13' 0" max. (5.08m x 3.96m)

### FIRST FLOOR

#### Landing

#### Bedroom 1

15' 0" x 9' 3" (4.57m x 2.82m)

#### Bedroom 2

13' 3" x 8' 0" min. (4.04m x 2.44m)

#### Bedroom 3

9' 6" x 8' 4" (2.90m x 2.54m)

#### Bathroom

7' 1" max. x 6' 4" max. (2.16m x 1.93m)



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.