

## £111,250 Shared Ownership

Windsor Lane, Thorp Arch, Wetherby LS23 7GN



- Guideline Minimum Deposit £11,125
- Two Storey, Detached House
- Reception plus Large Kitchen/Dining Room
- Bathroom, Shower Room and Downstairs W.C.
- Front and Rear Gardens
- Guide Min Income Dual £46.8k | Single £53.5k
- Approx. 1232 Sqft Gross Internal Area
- Four Double Bedrooms
- Very Good Energy Efficiency Rating
- Garage plus Two-Car Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 25% share. Full market value £445,000). A rare chance to buy a detached, four-bedroom, shared-ownership family home. This recently-constructed and beautifully-presented property has a cloakroom/WC just off the entrance hall and a reception room with herringbone flooring. At the rear is a full-width (approximately twenty six foot) kitchen/dining room with integrated appliances and breakfast bar. Patio doors open onto an east/south-east-facing garden which can also be accessed via a side gate. On the first floor of the house is a spacious main bedroom with naturally-lit, en-suite shower room. There is a very-similar-sized second bedroom plus two smaller bedrooms and a stylish bathroom large enough to include a separate shower cubicle. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property has a front lawn and comes with a garage plus two-car driveway. Wetherby's attractive town centre can also be reached by bike and the A1(M) is only an eight-minute drive away (Google Maps estimate) if travelling further afield. The local primary school is Ofsted-rated 'Good' and the nearest secondary is 'Outstanding'.

**Housing Association:** Clarion.

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

**Minimum Share:** 25% (£111,250). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £823.20 per month (subject to annual review).

**Service Charge:** £48.42 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £46,800 | Single - £53,500 (based on minimum share and 10% deposit).

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

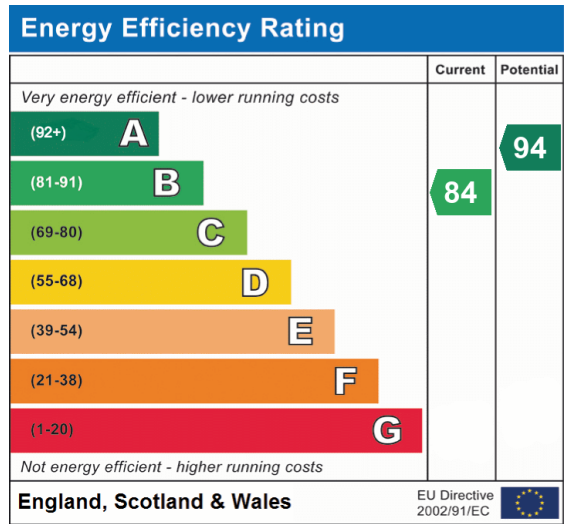
This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. In this particular property, the reception room fireplace has been added by the current owner and may not be staying. The information in this document supersedes any information given verbally either in person or by telephone.

**Windsor Lane, Thorp Arch, Wetherby, LS23**

Approximate Area = 1232 sq ft / 114.4 sq m  
Garage = 207 sq ft / 19.2 sq m  
Total = 1439 sq ft / 133.6 sq m  
For identification only - Not to scale



Plans were produced in accordance with RICS Property Measurement 2nd Edition, (International Residential and Property Measurement Standards (IPMS) Restricted) - October 2018. Produced for Urban Moves. REF: 108890



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

**W.C.**  
5' 10" x 5' 9" (1.78m x 1.74m)

**Lounge**  
14' 3" x 12' 9" (4.35m x 3.88m)

**Kitchen / Dining Room**  
25' 11" x 11' 7" max. (7.91m x 3.54m)

**Utility Room**  
5' 8" x 5' 8" (1.73m x 1.73m)

### FIRST FLOOR

#### Landing

**Bedroom 1**  
13' 9" x 10' 0" (4.18m x 3.05m)

**En-Suite Shower Room**  
7' 9" max. x 5' 10" max. (2.36m x 1.78m)

**Bedroom 2**  
13' 6" x 9' 7" (4.12m x 2.91m)

**Bedroom 3**  
9' 9" x 9' 7" (2.97m x 2.93m)

**Bedroom 4**  
9' 11" x 6' 4" (3.03m x 1.92m)

**Bathroom**  
9' 11" max. x 6' 10" max. (3.02m x 2.08m)



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.