

£192,500 Shared Ownership

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



- Guideline Minimum Deposit £19,250
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- South/South-West Facing Rear Garden
- Guide Min Income Dual £40.4k | Single £46.7k
- Approx. 766 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Excellent Energy-Efficiency Rating
- Parking Space (+ Shared Visitor Space)

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £275,000). This recently-constructed and beautifully-presented property has a reception room with open staircase, a central cloakroom/WC and an attractive kitchen/dining room. Patio doors lead out to a south/south-west-facing rear garden that can also be accessed via a side gate. On the first floor is a spacious main bedroom plus a good-sized second double bedroom and a 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 driveway parking space plus use of a visitor space shared with the neighbouring property. 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.

Share Available: 70% (£192,500).

Shared Ownership Rent: £222.37 per month (subject to annual review).

Service Charge: £40.20 per month (subject to annual review).

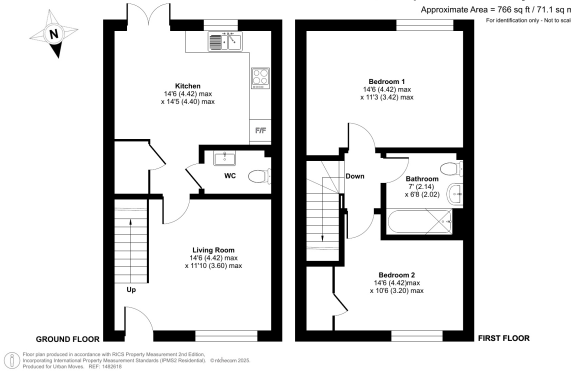
Guideline Minimum Income: Dual - £40,400 | Single - £46,700 (based on minimum share and 10% deposit).

Council Tax: Band C, 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.

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Approximate Area = 766 sq ft / 71.1 sq m
For information only - Not to scale



DIMENSIONS

GROUND FLOOR

Living Room
14' 6" max. x 11' 10" (4.42m x 3.60m)

W.C.

Kitchen / Dining Room
14' 6" max. x 14' 5" max. (4.42m x 4.40m)

FIRST FLOOR

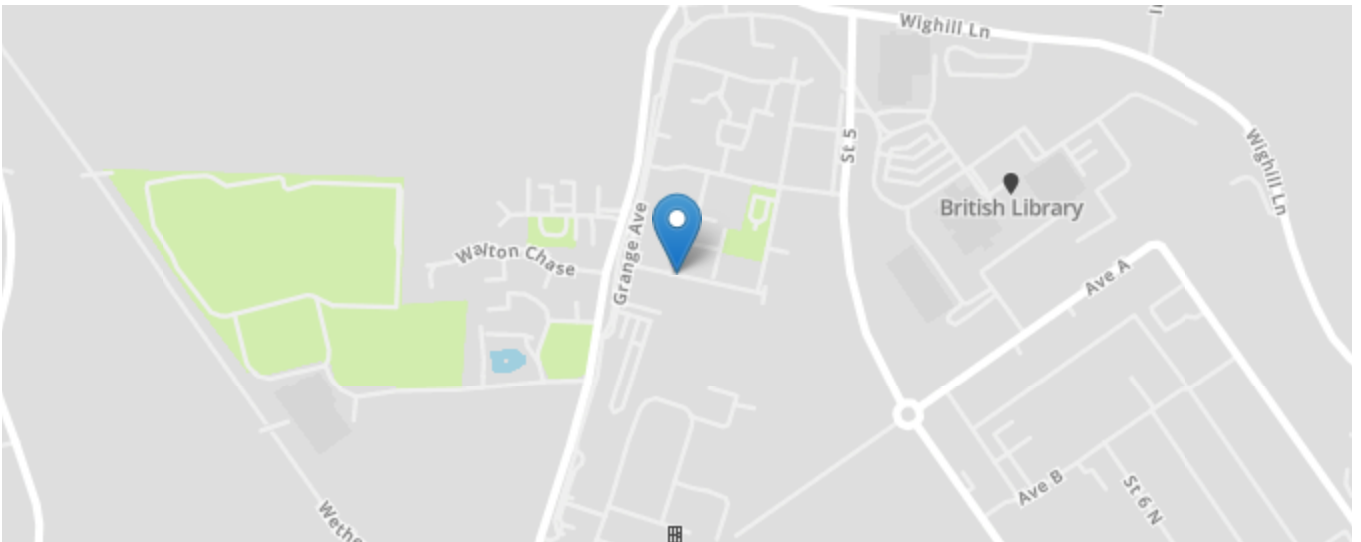
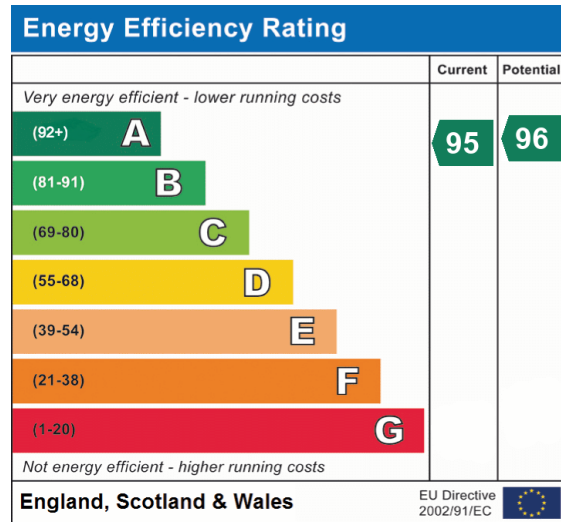
Landing

Bedroom 1
14' 6" x 11' 3" max. (4.42m x 3.42m)

Bathroom
7' 0" max. x 6' 8" max. (2.14m x 2.02m)

Bedroom 2
14' 6" max. x 10' 6" max. (4.42m x 3.20m)

These plans produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 10/01/2023. Produced by Urban Moves. REF: 1023018



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.