

£227,500 Shared Ownership

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



- Guideline Minimum Deposit £22,750
- Two Storey, Semi Detached House
- Reception plus Kitchen/Dining Room
- Bathroom plus Downstairs WC
- Front and Rear Gardens
- Guide Min Income Dual £50.7k | Single £58.1k
- Approx. 954 Sqft Gross Internal Area
- Three Bedrooms
- Very Good Energy Efficiency Rating
- Two Car Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £325,000). A recently-built, semi-detached house in the village of Thorp Arch. The property has a conventional, modern layout and features a good-sized reception room, a central cloakroom/WC and a full-width kitchen/dining room. A door leads from the dining area out to a south/south-west-facing rear garden with patio, lawn and timber shed. The garden can also be accessed via a side gate. On the first floor of the house is a spacious main bedroom plus two further bedrooms and a sleek, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The property comes with a front lawn, a two-car driveway and Wetherby town centre can also be easily reached by bike or by bus from nearby Walton Road.

Housing Association: Clarion.

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

Share Available: 70% (£227,500).

Shared Ownership Rent: £283.41 per month (subject to annual review).

Service Charge: £44.02 per month (subject to annual review).

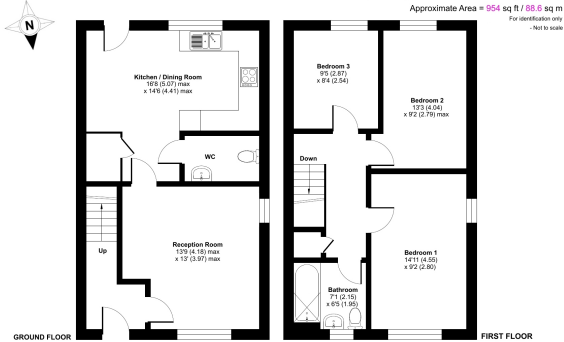
Guideline Minimum Income: Dual - £50,700 | Single - £58,100 (based on minimum share and 10% deposit).

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.

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Approximate Area = 954 sq ft / 88.6 sq m
For identification only
- Not to scale



These plans produced in accordance with RICS Property Measurement 2nd Edition.
Produced by Urban Moves, 857, 14233402

DIMENSIONS

GROUND FLOOR

Entrance Hall

Reception Room

13' 9" max. x 13' 0" max. (4.18m x 3.97m)

W.C.

Kitchen / Dining Room

16' 8" max. x 14' 6" max. (5.07m x 4.41m)

FIRST FLOOR

Landing

Bedroom 1

14' 11" x 9' 2" (4.55m x 2.80m)

Bedroom 2

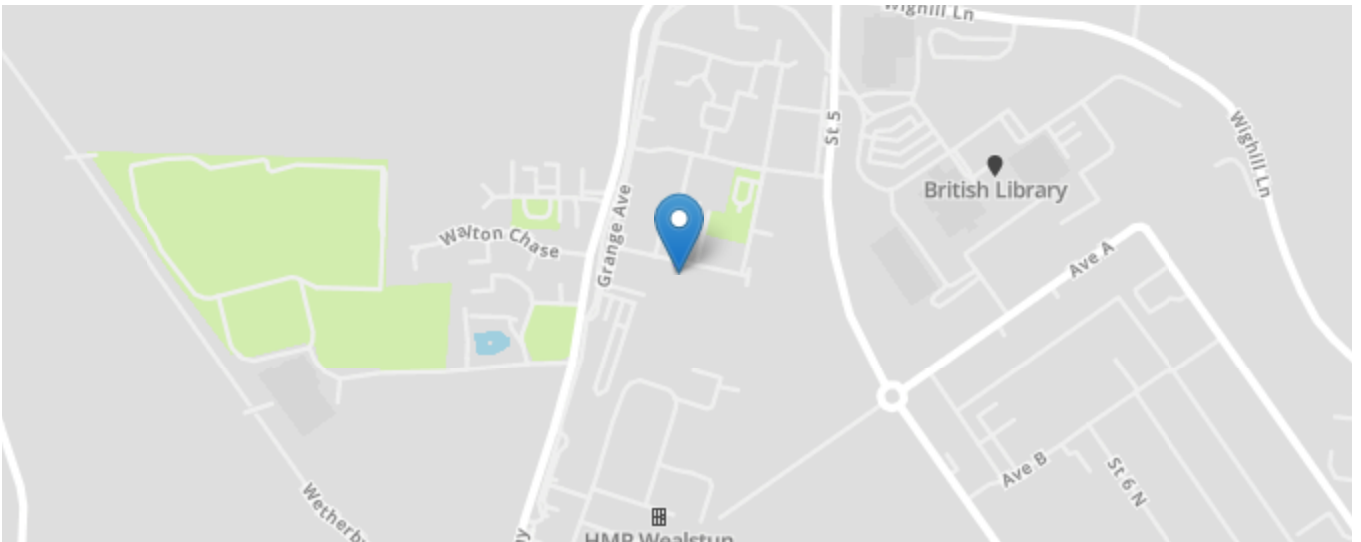
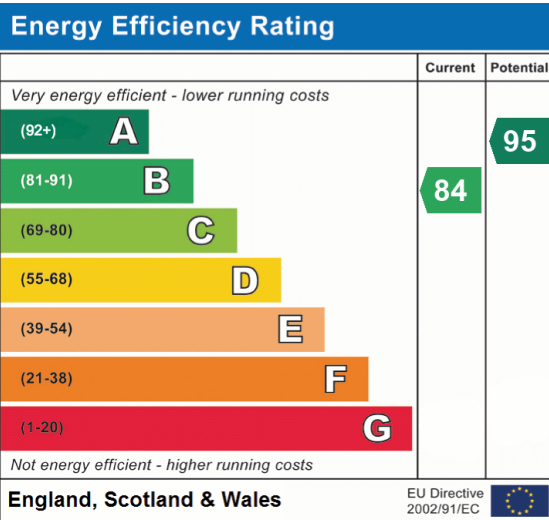
13' 3" x 9' 2" max. (4.04m x 2.79m)

Bedroom 3

9' 5" x 8' 4" (2.87m x 2.54m)

Bathroom

7' 1" max. x 6' 5" max. (2.15m x 1.95m)



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.