

Park Row



Meadow Brown Road, Sherburn in Elmet, Leeds, LS25 6GY

50% Shared Ownership £130,000



****50% SHARED OWNERSHIP SCHEME**SEMI-DETACHED**THREE BEDROOMS**PARKING FOR A COUPLE OF VEHICLES WITH AN EV CHARGING POINT**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**MODERN OPEN PLAN KITCHEN/DINING ROOM****

Welcome to Meadow Brown Road, Sherburn in Elmet, Leeds - a charming semi-detached house perfect for first-time buyers looking to step onto the property ladder through the 50% shared ownership scheme.

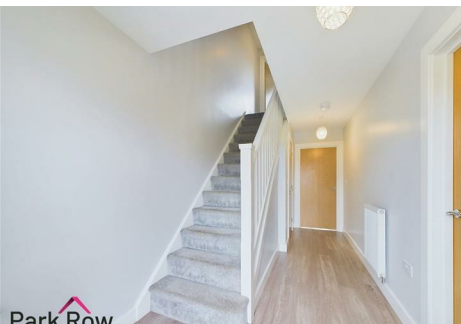
This lovely property boasts a modern open plan kitchen and dining room, ideal for entertaining friends and family. The kitchen leads out to an enclosed rear garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue in the summer.

With one bathroom and a convenient downstairs w/c, this home offers practicality and comfort for everyday living. The three good-sized bedrooms provide ample space for a growing family or for those in need of a home office or guest room.

Parking is a breeze with space for a couple of vehicles, and the added bonus of an EV charging point caters to environmentally conscious residents.

Don't miss out on the opportunity to make this property your own and enjoy the benefits of shared ownership in a wonderful location. Contact us today to arrange a viewing and take the first step towards owning your dream home in Sherburn in Elmet.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO THURSDAY, 5.00 FRIDAYS, AND 1.00 SATURDAYS.



SHARED OWNERSHIP INFORMATION

The terms of the eligibility are:

1. Household income of no more than £80,000 per year
2. First time buyer or used to own a home but, cannot now afford to buy one without the scheme
3. Unable to purchase a property of this value on the open market
4. Able to finance purchasing the property share, monthly rent and service charge (if applicable), as well as other costs associated with purchasing a property.

This property has a 120 year lease with 118 years remaining. You are purchasing 50% ownership with a total monthly cost of £315.20 per month including rent and service charges.

Once you've found a buyer we'll first need them to complete an online application, which will count as the initial qualifying stage, that can be found at:
<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwn>

Anyone Interested in the property will need to click on the link and complete the application. Please let me know the name of any potential buyers, and I can check our system for their application.

Once the application has been approved, your estate agent will need to collate the following documents and email them across:

1. A signed declaration form (attached)
2. Proof of ID
3. Mortgage in Principle
4. Proof of Deposit
5. Proof of Address (Utility bill or bank statement in the last 3 months)
6. Last 3 months wage slips and P60

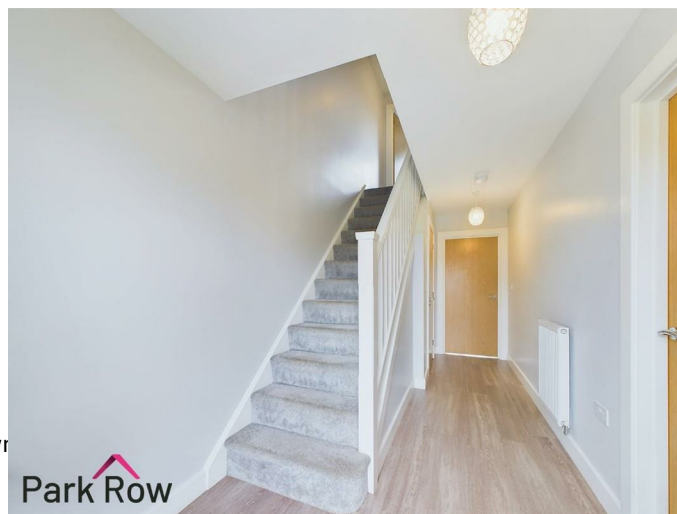
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with an obscure glass panel which leads into;

ENTRANCE HALLWAY

17'0" x 6'11" (5.20 x 2.13)



Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

5'4" x 2'9" (1.63 x 0.86)



Includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over plus a central heating radiator.

LOUNGE

12'1" x 11'6" (3.70 x 3.51)



Double glazed window to the front elevation, broadband points, electric points for the television and a central heating radiator.



KITCHEN/DINER

18'10" x 11'11" (5.75 x 3.64)



Double glazed window to the rear elevation, white gloss wall and base units, built in oven, four ring gas hob with an extractor fan over and stainless steel splashback, space and plumbing for a washing machine, space for a freestanding fridge/freezer, LED spotlights to the ceiling, integral dishwasher, central heating radiator and double glazed double doors which lead out to the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING

10'9" x 7'4" (3.30 x 2.26)

Loft access and internal doors which lead into;

BEDROOM ONE

11'1" x 10'9" (3.38 x 3.30)



Double glazed window to the front elevation, central heating radiator and built in wardrobes with mirrored sliding doors.

BEDROOM TWO

11'2" x 8'11" (3.41 x 2.72)



Double glazed window to the front elevation, central heating radiator and built in wardrobes with mirrored sliding doors.

BEDROOM THREE

9'5" x 7'4" (2.89 x 2.24)



Double glazed window to the rear elevation, central heating radiator and an internal doors which leads into a storage cupboard.

FAMILY BATHROOM

7'3" x 5'6" (2.22 x 1.69)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with mains shower above and a glass shower screen, fully tiled around the bath and half tiled for the rest of the walls, LED spotlights to the ceiling and a chrome heated towel rail.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for a couple of vehicles, paved pathway which leads to the entrance door and down the right hand side of the property through to the rear garden, plenty of mature bushes surrounding, section of lawn and the rest is mainly filled with decorative bark.



REAR



Accessed via a wooden pedestrian gate from the paved pathway at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved patio with spacer for seating, space for a shed, perimeter wooden fencing to all three sides and the rest is mainly lawn.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199


PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

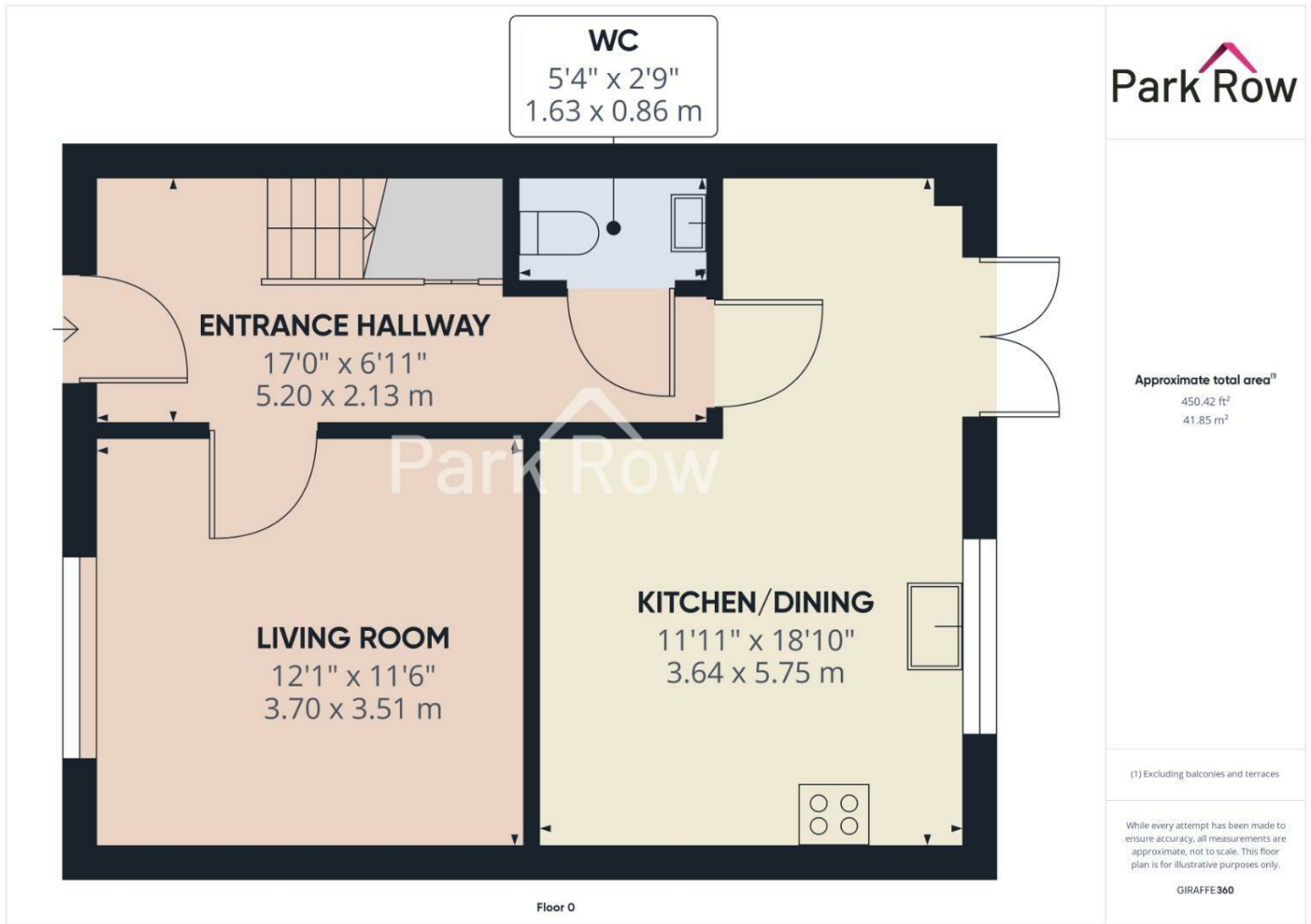
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will



be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



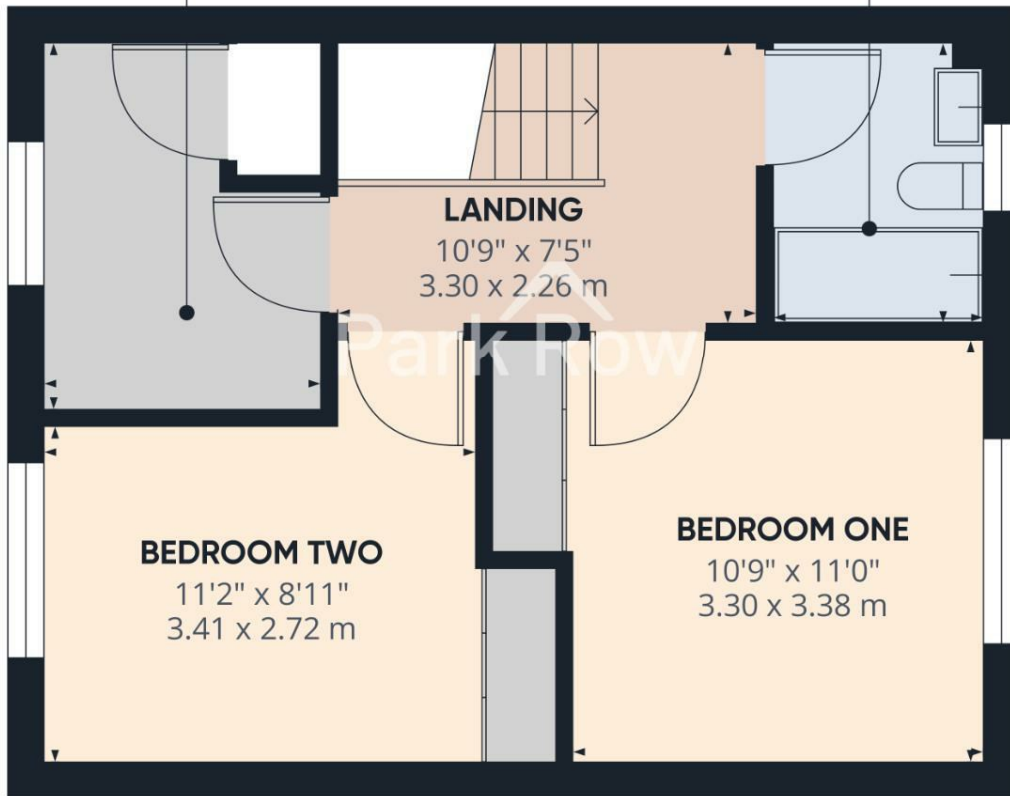


BEDROOM THREE

7'4" x 9'5"
2.24 x 2.89 m

FAMILY BATHROOM

5'6" x 7'3"
1.69 x 2.22 m



LANDING
10'9" x 7'5"
3.30 x 2.26 m

BEDROOM TWO

11'2" x 8'11"
3.41 x 2.72 m

BEDROOM ONE

10'9" x 11'0"
3.30 x 3.38 m

Floor 1


Park Row

Approximate total area⁽¹⁾
407.91 ft²
37.9 m²

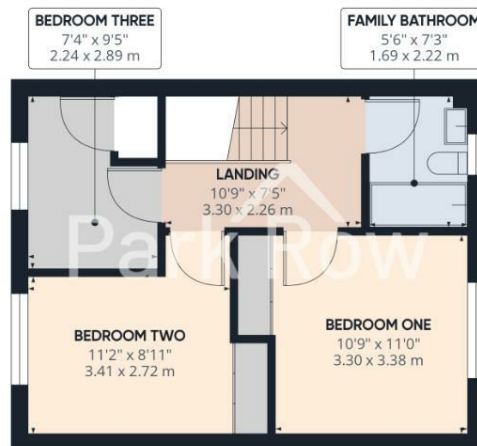
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
858.33 ft²
79.74 m²

(1) Excluding balconies and terraces

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GIRAFFE 360

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