Park Row

The proactive estate agent

Boston Court, Sherburn In Elmet, Leeds, LS25 6QL

£165,000

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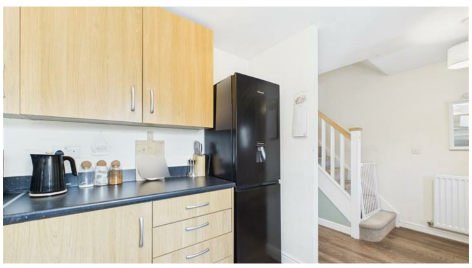
** 75% SHARED OWNERSHIP HOME ** TWO BEDROOMS ** OFF STREET PARKING ** EV CHARGER** ENCLOSED REAR GARDEN ** SOLAR PANELS ** DOWNSTAIRS W/C ** PERFECT FOR FIRST TIME BUYERS TRYING TO GET ON THE PROPERTY LADDER **

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 FRIDAYS and until 1PM SATURDAYS!



SHARED OWNERSHIP INFORMATION

To be eligible to purchase this Shared Ownership property, applicants must meet the following criteria:

- Household income must not exceed £80,000 per year
- Be 18 years of age or over.
- Be a first-time buyer, or someone who previously owned a home but cannot currently afford to buy one outright.
- Existing shared owners looking to move may also be eligible.
- Applicants must be unable to afford a suitable home on the open market to meet their housing needs.
- Be able to obtain a mortgage (where required) and afford the associated purchase costs.
- The property must be occupied as the purchaser's only or principal home.

Prospective purchasers will be required to undergo an affordability assessment and meet the eligibility criteria set by the relevant Housing Association before a sale can be agreed. Eligibility is subject to approval.

In addition to the mortgage payments on the purchased share, the successful purchaser will be required to pay a monthly rent of £150.00 to the Housing Association for the remaining share, together with a monthly service charge of £47.12. There is no ground rent payable. All figures are subject to confirmation by the Housing Association and may be reviewed in accordance with the terms of the lease.

Prospective purchasers will be required to complete an application with the relevant Housing Association to confirm their eligibility for the Shared Ownership scheme. As part of this process, applicants must undergo an affordability assessment and provide supporting documentation, including evidence of income, savings, source of funds, and any other information requested by the Housing Association.

Please note that any offer accepted on the property will be subject to the purchaser successfully satisfying the Housing Association's eligibility and affordability criteria. A reservation or sale cannot proceed until formal approval has been received.

INTRODUCTION

Welcome to this charming end-terrace house located in the desirable area of Boston Court, Sherburn In Elmet, Leeds. This delightful property offers a perfect opportunity for first-time buyers looking to step onto the property ladder with a 75% shared ownership arrangement. The remaining 25% is available for rent, allowing you the freedom to make this house your home while enjoying the benefits of ownership.

Spanning approximately 760 square feet, this well-designed residence features two spacious bedrooms, providing ample space for relaxation and rest. The property boasts a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings in. With two bathrooms, including a convenient downstairs w/c, morning routines will be a breeze for you and your family.

The enclosed rear garden offers an outdoor space, perfect for gardening, play, or simply unwinding in the fresh air. Additionally, the property includes off-street parking for two vehicles, ensuring that you and your guests have easy access.

This home is equipped with solar panels, contributing to energy efficiency and reducing your utility bills. The flexibility of the shared ownership scheme allows you to personalise the property to your taste, making it truly your own.

Situated in a friendly community, this property is close to local amenities and transport links, making it an ideal choice for those seeking a balance of convenience and comfort. Don’t miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with a double glazed obscure window within which leads into;

HALLWAY

6'5" x 12'7" (1.97 x 3.86)

Central heating radiator, storage cupboard under the stairs, a staircase which leads up to first floor accommodation and internal doors which lead into;

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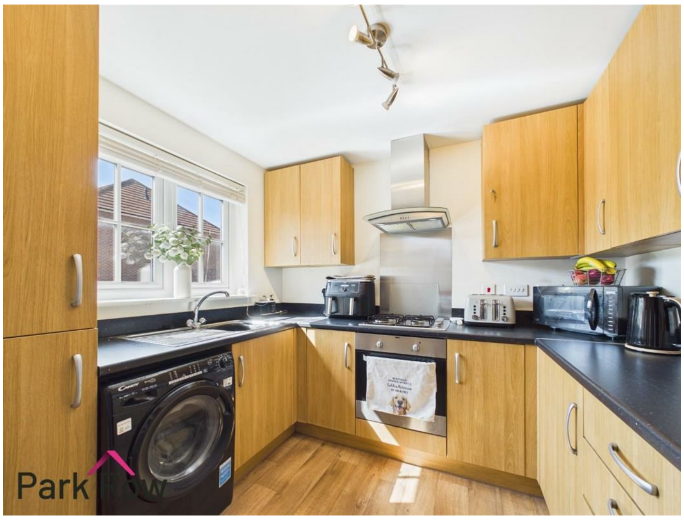
KITCHEN
8'2" x 8'11" (2.50 x 2.73)



Double glazed window to the front elevation, wooden base and wall units, black laminate worktop, stainless steel drainer sink with a chrome tap over, four ring gas hob with extractor fan over, integrated oven, space and plumbing for a free standing washing machine and space and electrics for a free standing fridge/freezer.

W/C
7'4" x 3'4" (2.24 x 1.04)

Central heating radiator, pedestal hand basin with chrome taps over, tiled back splash and a close-coupled w/c.

LOUNGE
15'1" x 13'11" (4.60 x 4.25)

Double glazed window to the rear elevation, central heating radiator and a composite door with a double glazed obscure window within which leads out to the rear garden.

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BEDROOM ONE
15'0" x 11'2" (4.58 x 3.42)

Two double glazed windows to the rear elevation and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING
6'4" x 8'11" (1.95 x 2.74)

Central heating radiator, loft hatch access, cupboard with space for storage and internal doors which lead into;

BEDROOM TWO
8'5" x 15'6" (2.58 x 4.74)

Double glazed window to the front elevation and a central heating radiator.

BATHROOM
6'5" x 5'6" (1.97 x 1.69)

Double glazed obscure window to the front elevation and includes; a pedestal hand basin with a chrome tap over, tiled back splash, close-coupled w/c, heated chrome towel rail, fully tiled bath with mains shower over plus a glass shower screen and a cupboard with space for storage.

EXTERIOR

FRONT

To the front of the property there is a tarmac driveway with parking space for two vehicles & EV charger, paved pathway which leads up to front door, borders filled with mature shrubs and a paved pathway with a decorative stone border which leads down to the rear garden.

REAR

Accessed via the pathway at the side of the property and the door in the lounge where you will step out onto; a wooden patio area with space for seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.

AERIAL PHOTO

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 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.

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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Leasehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.

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.

Park Row

Approximate total area[1]

395 ft²

36.7 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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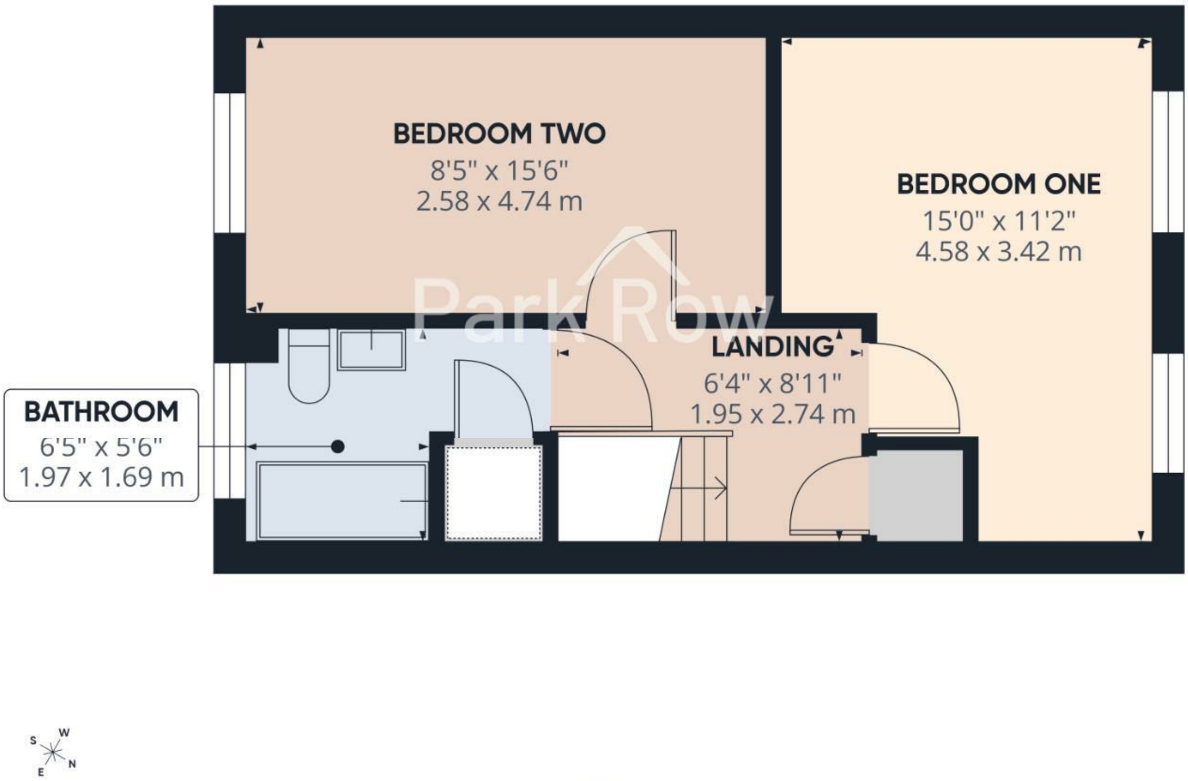

Floor 1

Approximate total area[1]

365 ft²

33.9 m²

(1) Excluding balconies and terraces

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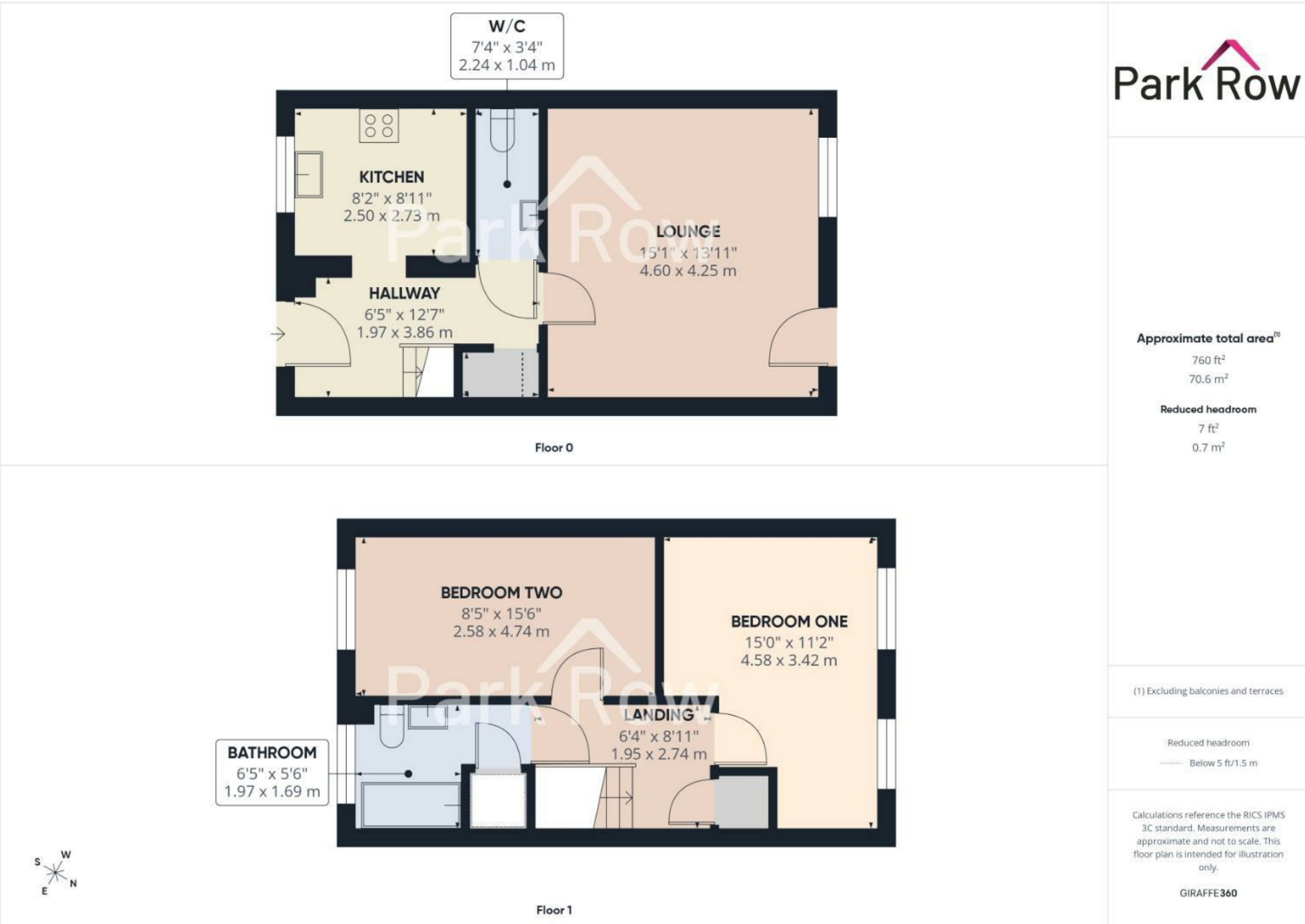

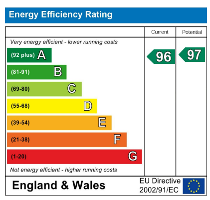

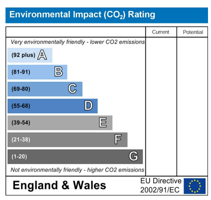

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

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