



Goldsborough, Knaresborough 25% Shared Ownership £83,750

An exciting shared ownership opportunity with Broadacres Housing Association to purchase between 25% - 80% share of this brand new 3 bedroom semi-detached property on Grainger Park, an outstanding new development built by Stonebridge Homes. Please note that to apply for this home you must meet the local connection criteria.

*** BRAND NEW HOME & READY TO MOVE INTO ***

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Inside

The ground floor living accommodation on offer includes an entrance lobby, living room enjoying views over Goldsborough Cricket pitch and a contemporary dining kitchen with cloakroom/wc leading off. The kitchen provides a range of base and wall storage cupboards complemented by an integrated oven and hob and freestanding appliance space.

The first floor landing with storage cupboard leads off into two double bedrooms, one single bedroom and a bathroom with a shower over the bath.

Other internal features of note include LPG central heating to radiators, double glazing and the residue of a 10 year structural warranty.

Outside

Externally, the property has a part lawned front garden and an enclosed lawned garden to the rear featuring a paved patio and timber built shed. Additionally there are two parking spaces behind the property with an electric charging point.

So How Does Shared Ownership Work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a 25% share to as much as 80% and rent the remaining share from Broadacres Housing Association. The greater the share you own the lower amount of rent is payable as illustrated in the examples below:

25% = £83,750 plus Weekly Rent £132.87

35% = £117,250 plus Weekly Rent £115.16

40% = £134,000 plus Weekly Rent £106.30

50% = £167,500 plus Weekly Rent £88.58

60% = £201,000 plus Weekly Rent £70.87

70% = £234,500 plus Weekly Rent £53.15

80% = £268,000 plus Weekly Rent £35.43



Eligible Occupier & Local Connection

"Eligible Occupier" means a person or household containing a person who is in housing need for a property of this type in question, and who is unable to afford to purchase or rent dwellings of a similar kind, generally available on the open market with the administrative area of the council provided that a person within the household has a "Local Connection" with the Knaresborough villages Sub Area including the villages of Arkendale, Brearton, Coneythorpe & Clareton, Copgrove, Farnham, Ferrensby, Flaxby, Goldsborough, Scotton, Staveley, Walkingham Hill with Occaney, but in the event that no such person or household seeks to occupy the Affordable Housing Unit then the Registered provider may widen the Local Connection catchment to the District of the Council with the written approval of the DC.

"Local Connection" means that you or a person within the household currently lives within the defined area and has lived there for at least 2 years.

Or has a close family resident in the defined area (minimum of 5 years).

Or who has previously lived in the area for a continuous period of 10 years.

Or is either in employment or has an offer of employment as their main place of work in the area, and is under contract for a minimum of twelve (12) months period and for at least sixteen (16) hours per week.

Energy Efficiency

The property's current energy rating is C (77) and has the potential to be improved to an EPC rating of 90 (C).

Services

We have been informed by the Vendor that all mains services are connected to the property.

Tenure

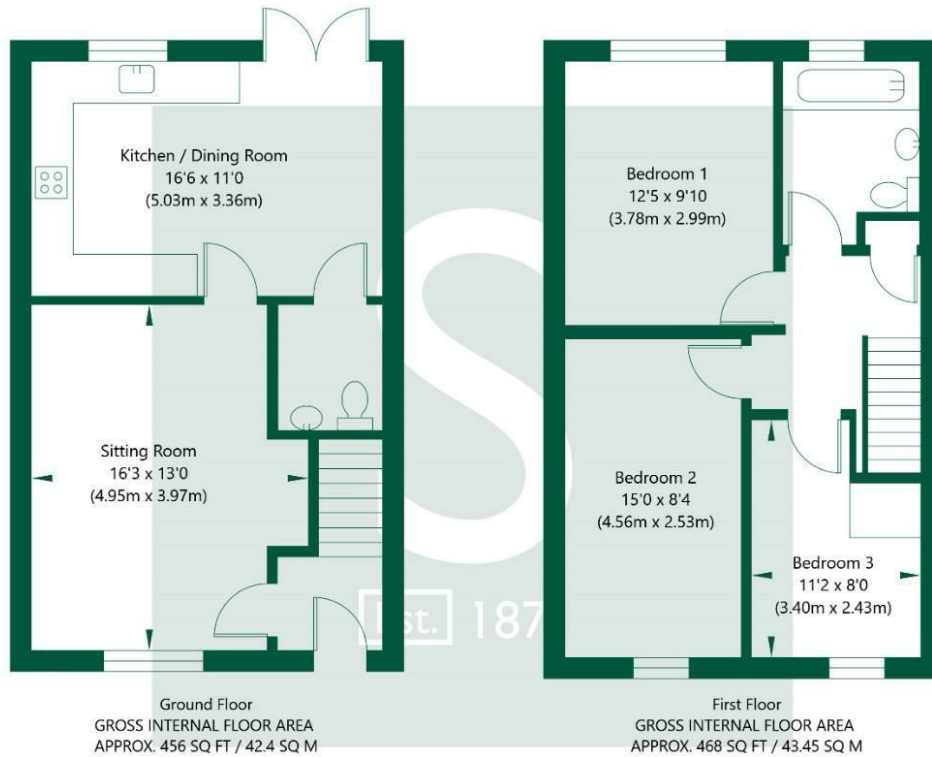
We have been informed by the Vendor that the property is leasehold with a 125 year lease.

Council Tax

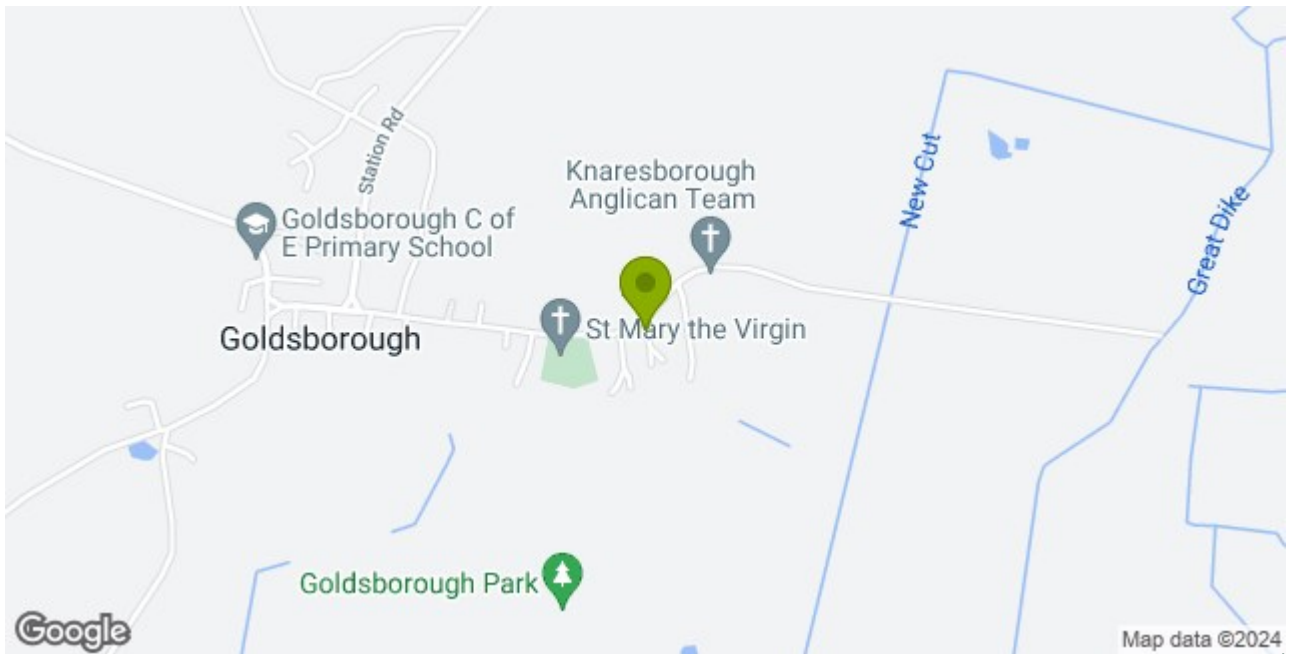
This property is within North Yorkshire Council and the tax band is to be confirmed.



Hutton Close, Goldsborough, Knaresborough, York, HG5 8FP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 924 SQ FT / 85.85 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Partners

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

