



3, Nursery Court,  
Low Catton, YO41 1RN  
75% Shared Ownership £165,000



## ABOUT THE PROPERTY

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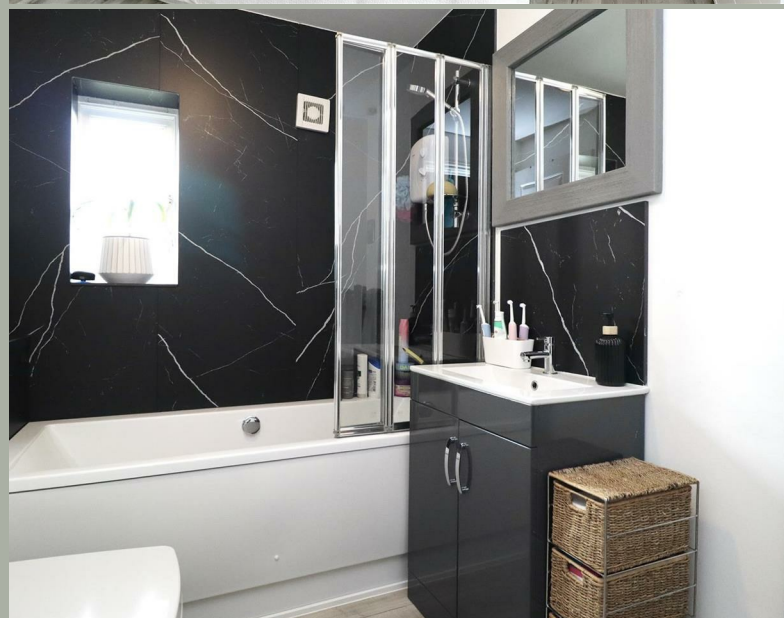
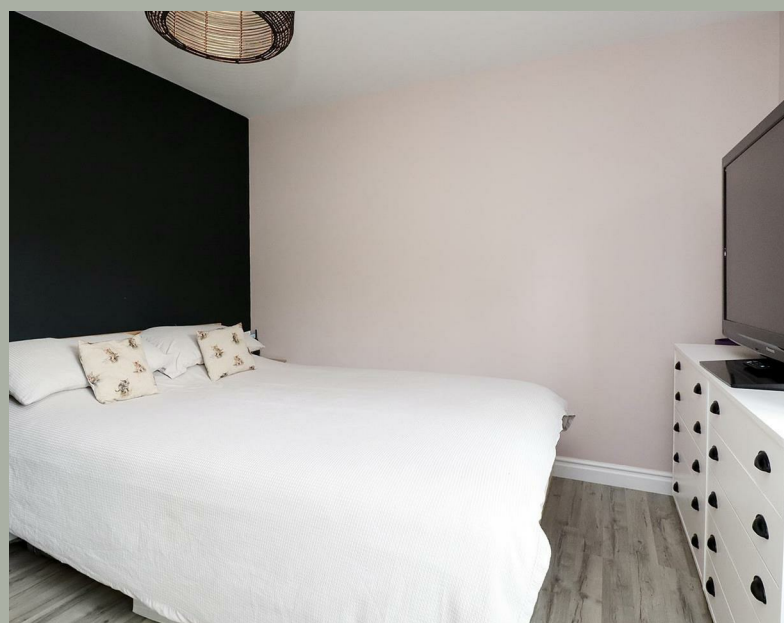
Situated within a quiet cul-de-sac in the sought-after village of Low Catton, Clubleys are delighted to present this fantastic shared ownership opportunity - ideal for first-time buyers, downsizers, or small families looking to enjoy village living with excellent access to York, Stamford Bridge, Pocklington, and the wider region.

The property offers well-presented and thoughtfully arranged accommodation throughout. A welcoming entrance hall provides access to the first floor, while the ground floor also benefits from a fitted kitchen, convenient downstairs WC, and a spacious lounge diner to the rear of the property enjoying views over the garden and plenty of natural light. To the first floor are two generously sized double bedrooms alongside a modern family bathroom.

Externally, the property continues to impress with a driveway to the front providing off-road parking, together with side gated access leading to the fully enclosed rear garden. Mainly laid to lawn with a patio seating area, the garden enjoys a good degree of privacy and offers the perfect space for relaxing or entertaining.

A wonderful opportunity to step onto the property ladder in a desirable village location - early viewing is highly recommended. Contact Clubleys today to arrange your viewing.







## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door.

Stairs to first floor and under stairs cupboard, laminate wood flooring and radiator.

#### KITCHEN

3.33 x 2.26 (10'11" x 7'4")

Window to front.

Wall and base units comprising of working surfaces, sink unit, four ring gas hob with extractor fan over and integrated oven, space for fridge freezer and washing machine. Wall mounted gas fired central heating boiler concealed in cupboard. Laminate wood flooring.

#### WC

Window to side.

Suite comprising low flush WC and wash hand basin. Laminate wood flooring and radiator.

#### SITTING ROOM

4.45 x 4.06 (14'7" x 13'3")

Window and door to rear.

Laminate wood flooring, radiator.

### FIRST FLOOR

#### LANDING

Access to loft, airing cupboard.

#### BEDROOM ONE

4.45 x 2.12 extending to 3.16 (14'7" x 6'11" extending to 10'4")

Window to rear.

Laminate wood flooring, radiator.

#### BEDROOM TWO

4.44 x 2.88 extending to 3.36 (14'6" x 9'5" extending to 11'0")

2x windows to front.

Laminate wood flooring, radiator.

#### BATHROOM

2.01 x 1.97 (6'7" x 6'5")

Window to side.

Suite comprising low flush WC, wash hand basin and bath with shower over. Ladder style heated towel rail, laminate wood flooring and extractor fan.

### OUTSIDE

To the front of the property there is a driveway providing off road parking and a side access gate leading to the fully enclosed rear garden, which enjoys a degree of privacy being mainly laid to lawn with a patio seating area.

### ADDITIONAL INFORMATION

#### SHARED OWNERSHIP

This property is available on a 75% shared ownership basis. We have been advised that the monthly rent payable on the remaining share is £154.02. The lease has approximately 120 years remaining, with an expiry date of 2146. Annual service charges are currently £838.68. For further information, please contact the office.

#### SERVICES

Mains Water, Electricity and Drainage. LPG heating. Telephone connection subject to renewal by British Telecom.

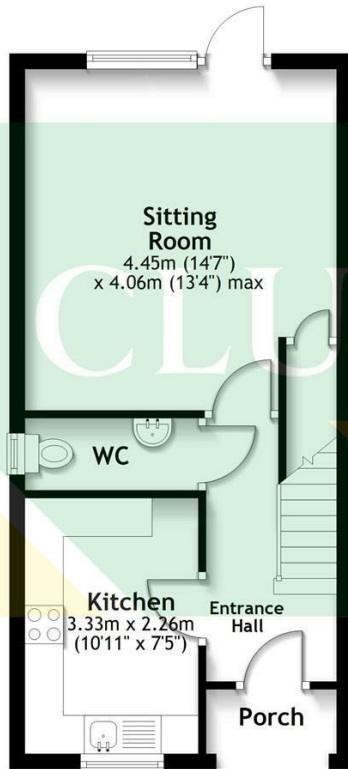
#### APPLIANCES

None of the appliances have been tested by the agents.



### Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



### First Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 72.4 sq. metres (779.1 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

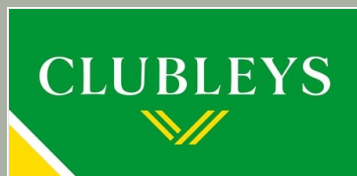
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.