



35, Shepherd Lane,
Beverley, HU17 8NH
50% Shared Ownership £98,750



SHARED OWNERSHIP PURCHASE FROM 25% TO 75%

A fantastic opportunity to acquire a new build property situated on the Shepherds Rest development within the market town of Beverley. This property is offered for sale on a shared ownership basis through East Riding of Yorkshire Council.

Accommodation briefly comprising entrance hall, living room, dining kitchen, cloakroom to the ground floor. The first floor offers two fantastic sized bedrooms and family bathroom.

Externally there is two allocated car parking spaces and rear garden.

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band C.



Tenure: Leasehold
East Riding of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Block paved pathway leads to the property having an outside light and glazed entrance door into the entrance hall. Stairs off to the first floor and door into...

LIVING ROOM

4.14 x 3.42 (13'6" x 11'2")

A light and airy room with under stairs storage cupboard, Tv and telephone point.

DINING KITCHEN

3.38 x 3.33 (11'1" x 10'11")

Modern range of light coloured wall and floor units with complimentary work surfaces and splashbacks incorporating a one and a half bowl stainless steel sink unit, large larder unit, integrated oven with stainless steel splashback and chimney extractor over. Space for fridge freezer, washing machine and dining table. There is a further useful recessed storage cupboard, vinyl flooring, recessed spotlights and back door off into the rear garden.

CLOAKROOM

1.63 x 1.02 (5'4" x 3'4")

Suite comprising of low level Wc and modern vanity sink unit with storage under. Extractor fan.

FIRST FLOOR

LANDING

Hatch to loft space and recessed cupboard housing combination boiler.

BEDROOM ONE

2.73 x 4.45 (8'11" x 14'7")

A lovely sized double to the rear of the property. Tv point.

BEDROOM TWO

2.84 x 4.44 (9'3" x 14'6")

Another good sized double to the front of the property with over stairs storage cupboard.

BATHROOM

1.89 x 2.40 (6'2" x 7'10")

Modern suite comprising of low level Wc, pedestal

hand basin and panelled bath with shower over and glass screen. Part tiling to the walls, vinyl flooring, large chrome towel radiator, shaver point and extractor fan.

OUTSIDE

REAR GARDEN

Laid mainly to lawn with block paved patio adjacent to the property, block paved pathway leads to the rear access gate.

PARKING

Two parking spaces to the rear of the property.

ADDITIONAL INFORMATION

Shared ownership is a low cost home ownership scheme that enables a prospective purchaser to buy a share of a property and rent the remainder. An initial share of between 25% up to 75% can be purchased with rent payable on the remaining share. Also an option to purchase remaining shares at a later date. Further information is available at the agents office.

Purchase 75% £148,125 rent per month is £113.15

Purchase 50% £98,750 rent per month is £226.30

Purchase 25% £49,375 rent per month is £339.45

The property is subject to a Service Charge of £28.00 payable per calendar month (further confirmation of this is to be obtained from the sellers). The service charge is inclusive of Building Insurance and Estate Management Fee for communal areas. Our clients confirms that there is no ground rent.

SERVICES

Mains electricity, gas and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.

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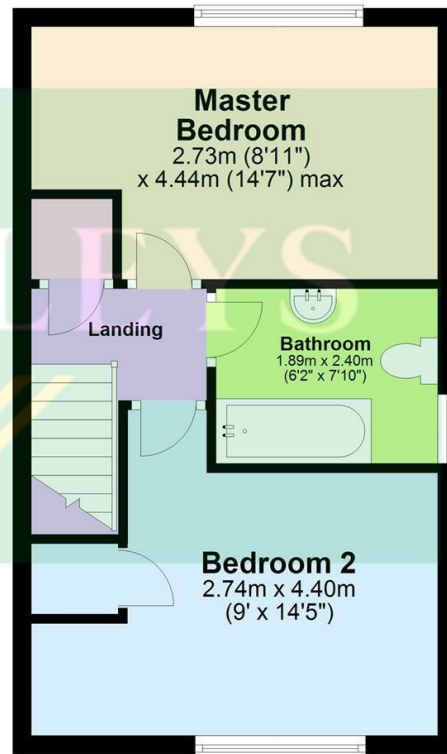


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



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.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

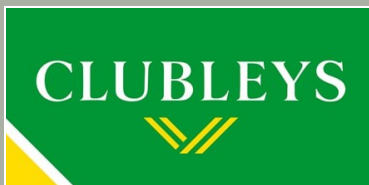
FREE VALUATIONS FOR SALE

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.

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 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.