



This modern semi-detached house offers a wonderful opportunity for 'Shared Ownership' starting from 25%!

Boasting a light, airy lounge, spacious dining kitchen with utility area, and cloakroom. This property is perfect for those wanting a step on the property ladder. With two bedrooms, a well-appointed bathroom, and parking space for one vehicle to the front of the property, convenience is at the forefront of this home. To the rear a good size lawned garden complete with a patio area, boundary fencing for privacy.

East Riding of Yorkshire Council Tax Band: B  
Energy Performance Certificate: B  
Tenure: Leasehold

**THE ACCOMMODATION COMPRISES:-**
**GROUND FLOOR**
**ENTRANCE HALL**

Composite door, stairs to first floor.

**LIVING ROOM**

3.42 x 3.74 (11'2" x 12'3")

Television point. Understairs storage cupboard.

**DINING KITCHEN**

3.39 x 3.57 (11'1" x 11'8")

Range of white gloss wall and base units with complementary worksurfaces, incorporating stainless steel sink unit with drainer, electric hob, electric oven and extractor hood over. French doors to rear garden.

**UTILITY AREA**

Plumbing for automatic washing machine with work surface above. Cupboard housing wall mounted gas central heating boiler. Extractor fan.

**WC**

White two piece suite comprising of low level WC, wall mounted wash hand basin. Chrome ladder style towel radiator.

**FIRST FLOOR**

Storage cupboard.

**BEDROOM ONE**

3.44 x 3.97 (11'3" x 13'0")

Television point. Storage cupboard.

**BATHROOM**

1.97 x 2.34 (6'5" x 7'8")

White three piece suite comprising of low level WC, pedestal hand wash basin, panelled bath with shower over. Part tiling to walls. Extractor fan.

**BEDROOM TWO**

2.34 x 3.37 (7'8" x 11'0")

Loft access.

**EXTERNAL**

Parking to the front of the property.

Rear garden offers paved patio area and timber fencing and gate to boundary.

**ADDITIONAL INFORMATION & SERVICE CHARGE**

31 Carter Drive - Market Value: £ 168,000

25% £42,000 = £288.75 per month  
 30% £50,400 = £269.50 per month  
 40% £67,200 = £231.00 per month  
 50% £84,000 = £192.50 per month  
 60% £100,800 = £154.00 per month  
 70% £117,600 = £115.50 per month  
 75% £126,000 = £96.25 per month

Service Charge: Weekly from £6.76 currently - £13.69 maximum.

**SERVICES**

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

**APPLIANCES**

No appliances have been tested by the agents.

**ELIGIBILITY**

You may be eligible for this property if:

You have a gross household income of no more than £80,000 per annum.

You are unable to purchase a suitable home to meet your housing needs on the open market.

You do not already own a home or you will have sold your current home before you purchase or rent.

**RESERVATION FEE**

£300 deposit.

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## 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](mailto: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](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.



1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B		83
(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	

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.