



31, Carter Drive,
Hessle, HU13 9AH
25% Shared Ownership £42,000



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



Tenure: Leasehold
BAND:

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

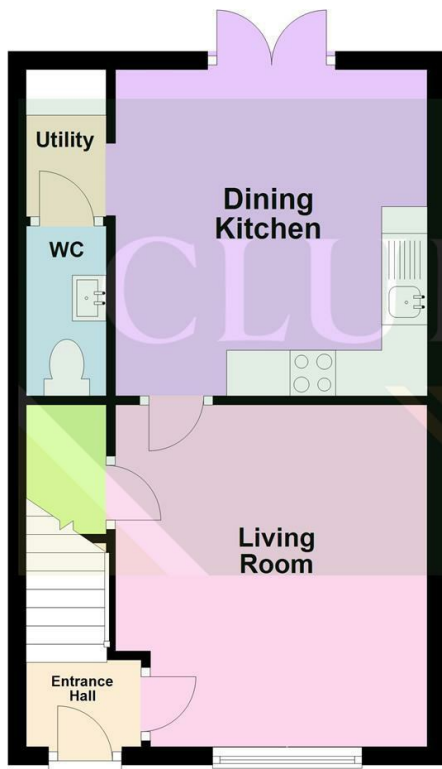
£300 deposit.

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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

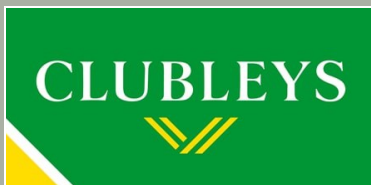
FREE VALUATIONS FOR SALE

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		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

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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.