

6, Gaskin Croft,  
Welton, HU15 1YZ  
25% Shared Ownership £54,250



#### SHARED OWNERSHIP PURCHASE OF £54,250

A fantastic opportunity to acquire a property situated on the development of Turpins Chase, Welton.

This property is offered for sale on a 25% share basis through East Riding of Yorkshire Council.

Accommodation briefly comprising entrance hall, living room, cloakroom and dining kitchen to the ground floor. To the first floor there are two bedrooms and a family bathroom.

Externally there is a paved driveway to the front of the property providing two parking spaces and a rear garden that is laid to lawn.

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



Tenure: Leasehold  
East riding of Yorkshire  
BAND: B

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front door leading in with stairs off to the first floor.

##### LIVING ROOM

3.50m x 4.69m (11'5" x 15'4")

Light and airy room with TV and telephone point.

##### DINING KITCHEN

4.60m x 2.58m (15'1" x 8'5")

Having a good range of light coloured wall and floor units with complimentary work surfaces and splashbacks. Incorporating a one and a half bowl sink unit with mixer tap over, integrated oven, four ring gas hob with stainless steel splash back and chimney extractor over. Space for washing machine and fridge freezer. Spotlights to the ceiling and vinyl flooring. Dining area with patio doors off into the rear garden.

##### CLOAKROOM

1.61m x 1.00m (5'3" x 3'3")

Suite comprising of low level WC, wall mounted sink unit with tile splashback. Extractor fan, vinyl flooring and spotlight.

##### FIRST FLOOR

##### LANDING

Hatch to loft space.

##### BEDROOM ONE

4.60m x 2.65m (15'1" x 8'8")

Good sized room to the front of the property with over stairs storage cupboard.

##### BEDROOM TWO

4.60m x 2.69m (15'1" x 8'9")

Good sized room to the rear of the property.

##### BATHROOM

2.44m x 1.56m (8'0" x 5'1")

Modern suite comprising of low level WC, pedestal hand basin and panelled bath with shower over. Part tiling to the walls, vinyl flooring, extractor fan and spotlights to the ceiling.

##### OUTSIDE

To the front of the property is a block paved driveway providing parking for two vehicles. A side pathway leads to access gate into the rear garden which is laid mainly to lawn with a paved patio adjacent to the property and an abundance of decorative planting.

##### SERVICES AND APPLIANCES

Mains water, drainage, electricity and gas are connected to the property. No Appliances have been tested by the Agent.

##### SHARE PURCHASE PRICE

The share purchase price is calculated using the full market value and the percentage share purchased.

If you buy a 25% share, the share purchase price will be £54,250 and the rent will be £368.58 a month.

##### MONTHLY PAYMENT TO LANDLORD

Every month (in addition to your rent) you will pay:

Estate charge £0

Buildings insurance £8.36

Management fee £0.84

Reserve/sinking fund payment £0

Other service charges £0

Total monthly payment excluding rent £9.20

Total monthly payments will typically be reviewed on an annual basis.

For more information, see section 4, 'Service Charges', in the 'Key information about shared ownership' document.

##### TENURE

Leasehold.

##### LEASE TYPE

Shared Ownership House Lease Model 2016-21

##### LEASE TERM

Lease term 990 years from lease start date of 23/2/2024. For more information, see section 2.5, 'Lease extensions', in the 'Key information about shared ownership' document.

##### RENT REVIEW

Rent review. Your rent will be reviewed each year by a set formula using the Retail Price Index (RPI) for the previous 12 months plus 0.5%.

##### MAXIMUM SHARE YOU CAN OWN

You can buy up to 100% of your home.

##### TRANSFER OF FREEHOLD

At 100% ownership, the freehold will transfer to you.

##### LANDLORD

East Riding of Yorkshire Council

County Hall

Cross Street

Beverley

HU17 9BA

Under a shared ownership lease, you pay for a percentage share of the market value of a home. You enter into a lease agreement with the landlord and agree to pay rent to the landlord on the remaining share.

##### LANDLORDS NOMINATION PERIOD

When you give the landlord notice that you intend to sell your share in your home, the landlord has 4 weeks to find a buyer. The landlord may offer to buy back your share, but only in exceptional circumstances and if they have funds available. If they do not find a buyer within 4 weeks, you can sell your share yourself on the open market. For example, through an estate agent.

##### PETS

You can keep pets at the home.

##### SUBLETTING

You can rent out a room in the home, but you must live there at the same time.

You cannot sublet (rent out) your entire home unless you either:

- own a 100% share; or
- have your landlord's permission which they will only give in exceptional circumstances (see section 1.6 in 'Key information about shared ownership' document) and
- have your mortgage lender's permission if you have a mortgage

##### AFFORDABILITY ASSESSMENT

You will be assessed to check you can afford the home.

Your affordability assessment will be carried out by a suitably qualified and experienced adviser.

As part of the affordability assessment, you will need to provide documents to confirm your income, savings, and financial commitments.

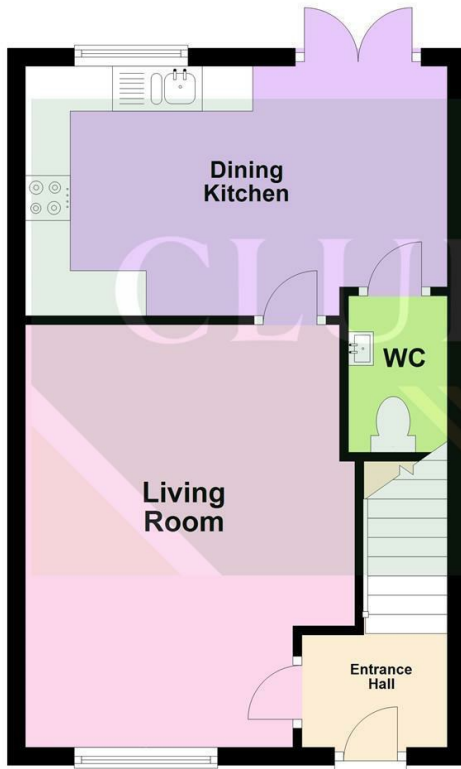
The assessment will take into account the housing provider's specific policies including:

- How much money you will need to have available to be able to afford the home (The shared Ownership Policy is currently under review, the Minimum Surplus Income Policy is available on request)
- 

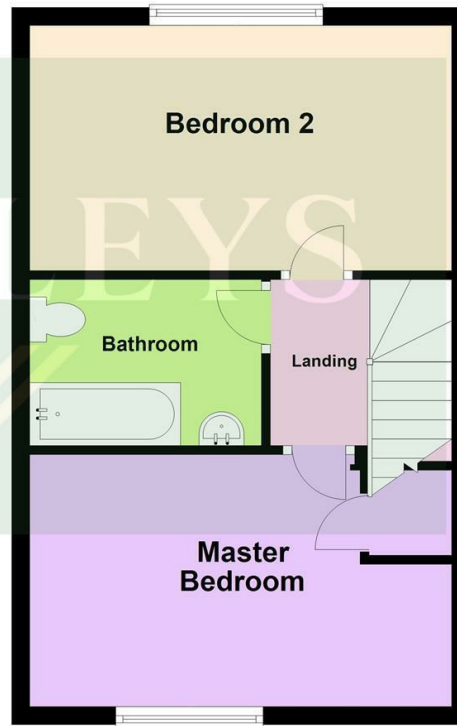
Privacy Notice (<https://www.eastriding.gov.uk/council/governance-and-spending/how-we-use-your-information/find-privacy-information/privacy-notice-for-shared-ownership-housing-applicants/>)



## 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

### 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

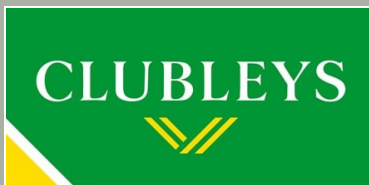
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(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.