21 Caulfield Close,
Dunston, S41 8DH

50% SHARED OWNERSHIP

£97,500

WILKINS VARDY

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SEMI DETACHED HOUSE - SOLD ON 50% SHARED OWNERSHIP - CUL-DE-SAC POSITION

Occupying a pleasant cul-de-sac position, this semi detached house is offered for sale on a 50% shared ownership basis and provides well presented, easily managed accommodation.

The property comprises a good sized living room, together with a kitchen/diner and useful cloakroom/WC off. To the first floor are two double bedrooms and a bathroom/WC. Externally, the property benefits from a car standing space to the front, while the rear garden is fully enclosed, providing a private and manageable outdoor space.

An ideal opportunity for those seeking a modern, low maintenance home.

Conveniently positioned for the nearby amenities in Littlemoor and on Whittington Moor, the property is also ideally placed for routes into the Town Centre and towards Dronfield and Sheffield.

- 50% SHARED OWNERSHIP
- SEMI DETACHED HOUSE IN CUL-DE-SAC POSITION
- GOOD SIZED LIVING ROOM
- KITCHEN/DINER WITH INTEGRATED COOKING APPLIANCES
- GROUND FLOOR WC
- TWO DOUBLE BEDROOMS
- BATHROOM/WC
- CAR STANDING SPACE & ENCLOSED REAR GARDEN
- EPC RATING: B

Shared Ownership
Shared ownership is a way of purchasing a share of a property, with a rent being paid on the outstanding amount. The remaining 50% of this property is held by NCHA.

Our figure is based on the Full Market Value of the Property being £195,000. A rent will be chargeable on the share being retained by NCHA.

We believe the monthly rent to be £280.05, there will also be a service charge understood to be £29.19 per month. These charges will be in addition to any mortgage costs on the purchased share.

Once you have lived in the property for 12 months you may be able to purchase additional shares if you want to; this is called ‘staircasing’. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!

There may be a possibility of buying the property on a different share basis, although this would need consent from NCHA.

Qualifying Criteria
Once a sale is agreed via Wilkins Vardy, NCHA will then need to agree the sale on this property before legal's can commence.

We believe the following qualifying criteria will need to be satisfied by the buyer:

You must meet the following financial and personal requirements to apply:

1, Your total household income must be £80,000 or less per year.
2, You cannot afford all the deposit and mortgage payments needed to buy a standard home that meets your household's needs.
3, You must have a good credit record and pass a financial assessment to prove you can sustain the mortgage and rent payments.

You must also fit into one of these categories:

1, You are a first-time buyer.
2, You used to own a home, but you cannot afford to buy one now.
3, You are forming a new household (such as after a relationship breakdown).
4, You are an existing shared owner looking to move.
5, You currently own a home, but need to move and cannot afford a new standard home that fits your needs (the sale of your current home must complete on or before your shared ownership purchase)

You should also ensure that you are able to get a mortgage for the desired amount. Wilkins Vardy have an independent Financial Adviser who can help. Just ask for details.

General
Gas central heating
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 62.2 sq.,m./669 sq.ft.

Council Tax Band - B
Tenure - Freehold
Secondary School Catchment Area - Outwood Academy Newbold

On the Ground Floor
A composite front entrance door opens into a ...

Entrance Hall
With staircase rising to the First Floor accommodation.

Living Room
15'6 x 9'3 (4.72m x 2.82m)
A good sized front facing reception room fitted with laminate flooring.

Kitchen/Diner
12'8 x 10'10 (3.86m x 3.30m)
Fitted with a range of white wall, drawer and base units with complementary work surfaces and upstands.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.
Space and plumbing is provided for a washing machine, and there is space for a fridge/freezer.
Laminate flooring.
A uPVC double glazed door gives access onto the rear of the property.
A further door opens to a ...

Cloaks/WC
Fitted with a white 2-piece suite comprising a hand wash baisn with tiled splashback and a low flush WC.
Vinyl flooring.

On the First Floor

Landing

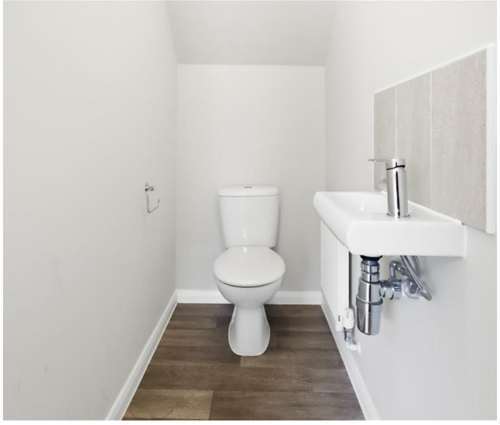
Bedroom One
12'8 x 10'4 (3.86m x 3.15m)
A good sized rear facing double bedroom fitted with laminate flooring.

Bedroom Two
10'8 x 9'2 (3.25m x 2.79m)
A good sized front facing double bedroom, fitted with laminate flooring and having a built-in over stair storage cupboard.

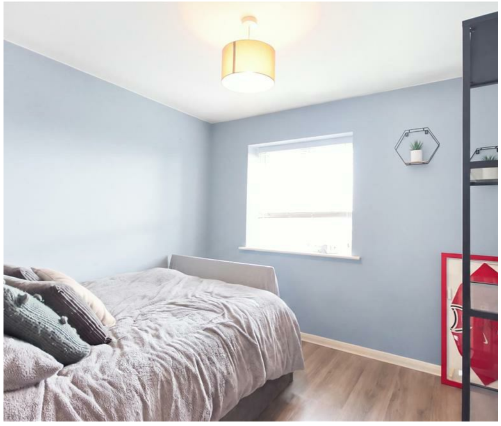
Bathroom
7'4 x 5'8 (2.24m x 1.73m)
Being part tiled and fitted with a white 3-piece suite comprising a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and a low flush WC.
Vinyl flooring.

Outside
To the front of the property there is a car standing space and a planted side border.

A gate gives access down the side of the property to an enclosed west facing rear garden which comprises a paved patio and lawn with additional paved seating area.

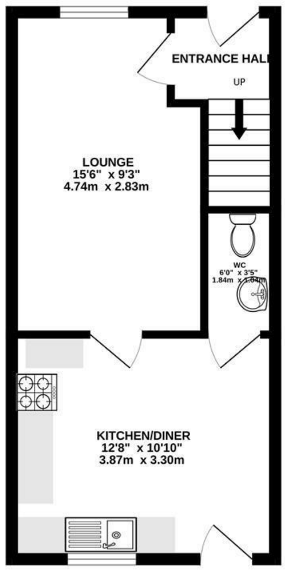




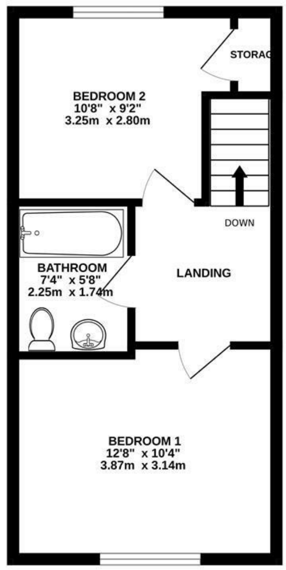




GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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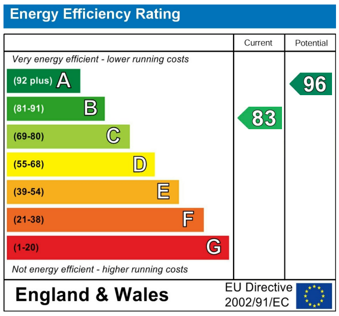

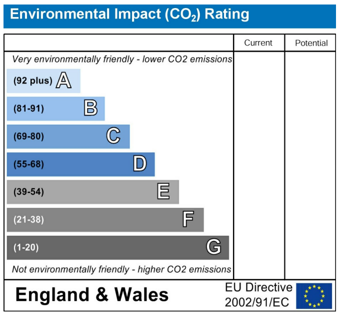

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VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014
Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Outwood Academy Newbold School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers
In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.

CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | **01246 270 123**

wilkins-vardy.co.uk