



Woodland Place
New Earswick, York
YO32 4TR

50% Shared Ownership



Offering excellent potential for a buyer looking to modernise and add value, this well-proportioned two bedroom townhouse is set in the popular residential area of New Earswick, well placed for local amenities, transport links and York city centre, making it an ideal purchase for first-time buyers or those seeking a project with clear scope to improve.

A front hallway leads through to a comfortable living space, while to the rear, a functional kitchen offers the opportunity to create a more contemporary layout suited to modern living.

Upstairs, two bedrooms are served by a wet-room style shower room, in reasonable condition and offering practical, accessible space.

Outside, a courtyard garden to the rear provides a low-maintenance outdoor area.

The property further benefits from recently installed windows and a modern boiler fitted within the last five years, offering peace of mind on key elements of the home.

Leasehold

Length of lease- Currently 58 years. A lease extension will be completed as part of the conveyancing process, with all associated costs to be met by the seller.

Rent to pay on 50% share- £223.30 a month

Ground rent - £0

Service Charge- £0

Council Tax Band- B



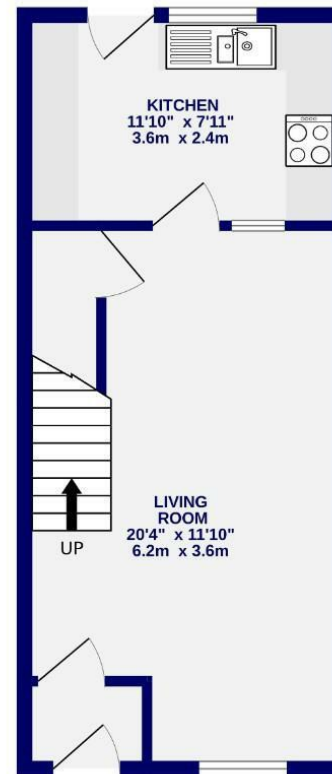


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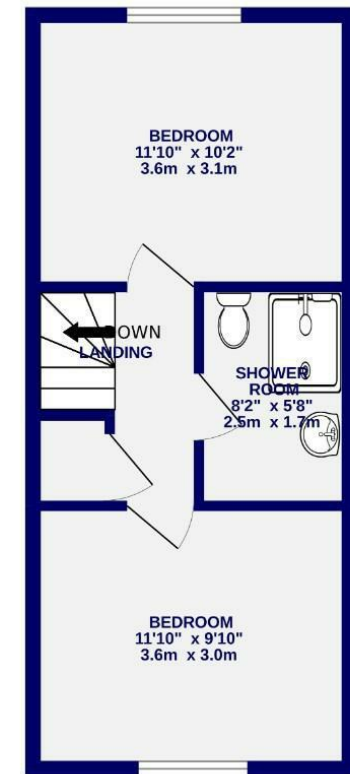
Leasehold
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- 50% Shared Ownership Property
- No Onward Chain
- Potential For Modernisation
- Two Double Bedroom, Mid-Terrace House
- Courtyard Rear Garden
- EPC D

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate, if included in the plan the particulars will form part of the overall floor area 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.
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