

Plot 15 Mere View Meadows, Hull Road, Hornsea, HU18 1RW

Price £136,500



RARELY AVAILABLE - FIRST HOMES SCHEME PROPERTY

The Poppy is a sleek 2 bedroom cottage-style home.

- New Build Home
- Inspired by Country Cottage Living
- Bathroom
- First Home Scheme Property
- Lounge & Kitchen/Day Room
- Parking Space & Rear Garden
- LABC 10 Year Warranty
- Two Bedrooms
- National Eligibility Criteria Conditions Apply

FIRST HOMES SCHEME
PLEASE NOTE:

PROSPECTIVE PURCHASERS OF THIS PROPERTY MUST FULFIL BOTH THE NATIONAL AND LOCAL REQUIREMENTS OF THE FIRST HOME SCHEME. The price of this property is £195,000, the advertised price reflects the First Home discount of 30%.

First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% compared to the market price. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

As part of the First Homes Scheme, this property is available to first time buyers earning less than £80,000 per year. The mortgage must cover at least 50% of the purchase price.

For more information on the First Homes Scheme and restrictions please visit <https://www.gov.uk/first-homes-scheme>.

FIRST HOME LOCAL ELIBILITY REQUIREMENTS

Who is eligible to purchase a First Home?
To be able to purchase a First Home in the East Riding of Yorkshire, you should be:

- over the age of 18
- have a *local connection to the East Riding of Yorkshire
- have a gross household income less than £70,000 per year.

*A local connection means either:
normally resident in the area of East Riding for at least six out of the last twelve months or three out of the last five years
by virtue of family association normally meaning that the applicant has parents, grandparents, adult children, grandchildren, a brother or a sister currently living within the East Riding who have been normally resident within the East Riding for at least five years
secure employment for at least 1 year and a minimum of 20 hours per week.
To verify your local connection, one or more of the following documents may be requested depending on the nature of your connection to the area:

- Rent book
- Tenancy agreement

- Contract of employment
- Landlord references
- Utility bill
- Council Tax bill
- Bank statement
- Driving licence.

THE POPPY

Inspired by country cottage living, The Poppy is sleek and compact. A welcoming entrance leads to the cosy living room. To the rear is a contemporary open-plan kitchen dayroom which, with its stylish b-folding doors, provides access to the rear garden.

LOCATION

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

LOUNGE

14'9" x 10'9"

KITCHEN/DAY ROOM

12'9" x 13'9"

FIRST FLOOR

MASTER BEDROOM

11'9" x 13'9"

BEDROOM 2

9'2" x 13'9"

BATHROOM/W.C.

6'2" x 6'6"

OUTSIDE

Parking at the front of the property and rear garden.

Floor Plan (For Identification Purposes Only)



Energy Efficiency Graph

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.