



(Shared Ownership) 12 Farrier Way, Scarborough YO13 9BU
70% Shared ownership £140,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- 70% SHARED OWNERSHIP
- END-TERRACE FAMILY HOME
- THREE BEDROOMS
- OPEN PLAN LOUNGE/DINER
- LAWNED GARDENS
- OFF-STREET PARKING
- NO ONWARD CHAIN

CPH are delighted to be offering to the market this MODERN END-TERRACE FAMILY HOME with THREE BEDROOMS, OPEN PLAN LOUNGE/DINER and GROUND FLOOR W/C. Well located within the POPULAR village of EAST AYTON with LAWNED GARDENS and OFF-STREET PARKING.

This property is SHARED OWNERSHIP. The price advertised represents a 70% share. However, should a party be interested to purchase 100%, further details can be provided upon request. The accommodation briefly comprises of; the entrance hallway with stairs to the first floor and storage space, the modern kitchen with integrated oven and hob, the open plan lounge/diner with double doors to the rear and the ground floor W/C. To the first floor lies a landing that leads to three bedrooms and a family bathroom complete with white three-piece suite. Externally, the front of the property benefits from a driveway for off-street parking. The rear of the property offers a garden laid mainly to lawn and a block paved patio seating area.



Being located within popular area of East Ayton the property affords good access to amenities including a public playground across the road from the property, local shops, public house/restaurant, garage/post office and mini-market, library as well as being near a regular bus route into Scarborough and offering excellent countryside walks nearby.

Early viewing is highly recommended in order to appreciate the space and setting on offer at this beautiful family home. To arrange your viewing please call our friendly team in the office on 01723 352235 or via the website www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Hallway

Kitchen
10'2" x 9'10"

Lounge/Diner
16'4" x 13'5"

W/C
6'6" x 3'3"

FIRST FLOOR

Bedroom 1
14'1" x 8'10" max

Bedroom 2
13'5" x 8'10"

Bedroom 3
9'6" x 6'10"

Bathroom
6'10" x 6'6"

External

The front of the property benefits from a driveway for off-street parking. The rear of the property offers a garden laid mainly to lawn and a block paved patio seating area.

Tenure/Maintenance

This property is shared ownership. The maintenance is payable at £14.34 pcm. Rent for the property at 70% ownership is £144.99 pcm.

Details

Council Tax Banding - C

LCAB 06092023



Interested? Get in touch:

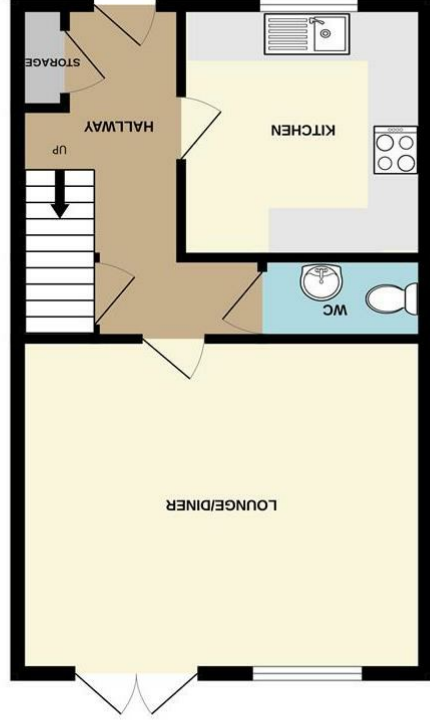
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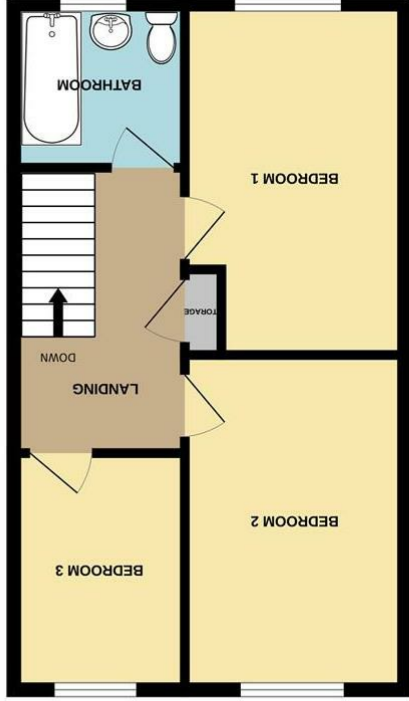
NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



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.
Made with Metropix 5/2023



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.

