



Shared Ownership £82,500 for a 50% share

4 Lund Avenue, Glusburn, BD20 8DS

AVAILABLE BY WAY OF A SHARED OWNERSHIP SCHEME

FROM CRAVEN DISTRICT COUNCIL





****£82,500 for a 50% share** A brand new two bedroom ground floor apartment located in the popular village of Glusburn available by way of a shared ownership scheme from Craven District Council.**

DESCRIPTION

Belvedere comprises a new development of stone built homes by highly respected building company Seddon Homes. The apartment is offered by way of a shared ownership scheme from Craven District Council. The purchaser will initially buy between 25 - 75% of the property, which will be the maximum that the applicant can afford as determined by a financial advisor. Further shares can be purchased, enabling the owner to buy up to 80% of the property.

The property comprises its own entrance door with hallway, two bedrooms, a bathroom, living room and modern kitchen. Parking is provided to the rear of the property. In more detail the property comprises:

ENTRANCE HALL

Accessed from the front of the property, with hallway and doors leading to both bedrooms, the bathroom and the lounge.

LIVING ROOM

A well proportioned room with double doors overlooking the rear of the property and opening leading into the kitchen



KITCHEN

Comprising a range of grey wall and base units with contrasting black worksurfaces.

MASTER BEDROOM

A well proportioned double bedroom

BEDROOM TWO

Another proportioned single bedroom

BATHROOM

White bathroom suite comprising WC, wash hand basin and bath with shower over.

OUTSIDE

To the rear of the property there is a shared parking area

TENURE & SHARED OWNERSHIP

This property will be sold on a leasehold basis and is available by way of shared ownership and is only available to first time buyers, or people who used to own a home and cannot afford to buy a new one, with a combined income of less than £80,000 per annum. Priority will be given to serving military personnel and former members of the British Armed Forces discharged within the last two years. The price quoted is on the basis of a 50% share of the market value being purchased, with a rent payable on the remainder. In order to proceed with a purchase any interested party must complete a 'Help To Buy' application via the following website:

<https://www.helptobuyagent1.org.uk/apply/> and then click on the link: 'Affordable Home Ownership Application'

Please note that applicants with a local connection to the following Wards will be given priority for the purchase of the homes in the first instance - Embsay with Eastby, Skipton, Draughton, Halton East, Bolton Abbey, Stirton with Thorlby, Gargrave, Conistone Cold, Otterburn, Bank Newton, East Marton, West Marton, Broughton, Carleton, Elslack, Thornton In Craven, Lothersdale, Cononley, Bradley, Kildwick, Farnhill, Glusburn and Crosshills, Cowling and Sutton In Craven.

Local connection is defined as:

Having resided in the area for 3 years out of the past 5; or
Having previously lived in the area for 20 years (or half that persons lifetime, minimum of 10 years); or
Having Immediate family who have lived in the area for five years (parents, siblings or children); or
Employed in the area with a company which has been established for 3 years and are employed for a minimum of 16 hours per week for 12 months

SERVICE CHARGE

A maintenance charge will be payable as and when external repairs are carried out by the housing association to the shared external areas of the building. In addition a service charge will be payable as a contribution towards the upkeep and maintenance of the shared grounds and access roads of the estate. The service charge budget for the current year is in the region of £230.

VIEWING

Strictly by appointment through the agents Carling Jones -

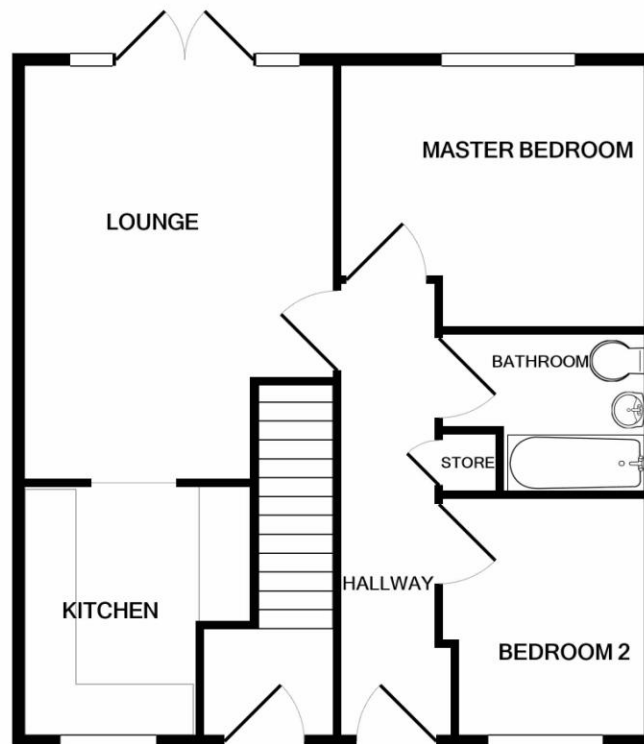
contact Mark Carling or Tom Exley at the Skipton Office

SERVICES

We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering in to any commitment

AGENTS NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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