



Virtual Viewing Available Online

A virtual viewing overlay showing a smartphone and a tablet displaying the property. The text "Virtual Viewing" and "Pasture Close Boroughbridge" is visible.

6 Pasture Close, Langthorpe, Boroughbridge YO51 9FP

Stephensons



Stephensons

80% Shared Ownership - Fixed Price £168,000

An exciting affordable housing opportunity to buy an 80% share of a beautifully presented 2 bedroom semi-detached property which was built in 2019 by Harron Homes on their impressive Hockley Croft development. The living space on offer includes a reception hall with cloakroom/wc, sitting room, stylish dining kitchen, 2 double bedrooms and a bathroom complemented by gas fired radiator central heating, double glazing, off road parking and a delightful landscaped rear garden.

Harrogate Borough Council - Tax Band B

Viewings via Boroughbridge Office 01423 324324



A spacious reception hall with cloakroom/wc leads off into a 15'5" long sitting room with storage cupboard and double glazed double doors opening out into the rear garden and a stylish dining kitchen featuring base and wall storage cupboards, freestanding appliance space and a built-in touch control hob with filter canopy above and a fan assisted oven and grill beneath. The first floor landing leads off into 2 very good sized double bedrooms and bathroom with a shower over the bath. Other internal features of note include gas fired radiator central heating and double glazing throughout.



Externally to the front of the property there is a driveway for off road parking plus a visitor parking space shared with the neighbouring property on a *1st come, 1st served* basis. The rear garden is enclosed and mainly laid to lawn with paved and decked seating areas as well as a raised flower bed.

Please Note : To buy this property you must be an **“Eligible Occupier”** and have a **“Local Connection”** to Boroughbridge (see page 3)



Broadacres

For confirmation of your eligibility to buy this property please contact Broadacres Housing Association on **01609 767900** or go to www.broadacres.org.uk where you will also be able to download an Application Form.

“Eligible Occupier” means a person or household containing a person who is in need for a property of this type and must have a **“Local Connection”** to Boroughbridge, Cundall, Kirby Hill, Langthorpe, Milby, Newby, Norton-le-Clay, Rocliffe, Skelton-on-Ure or Thornton Bridge.

“Local Connection” means that you or a person within the household currently lives within the defined area and has lived there for at least 2 years.

Or has close family resident in the defined area (minimum of 5 years).

Or who has previously lived in the area for a continuous period of 10 years.

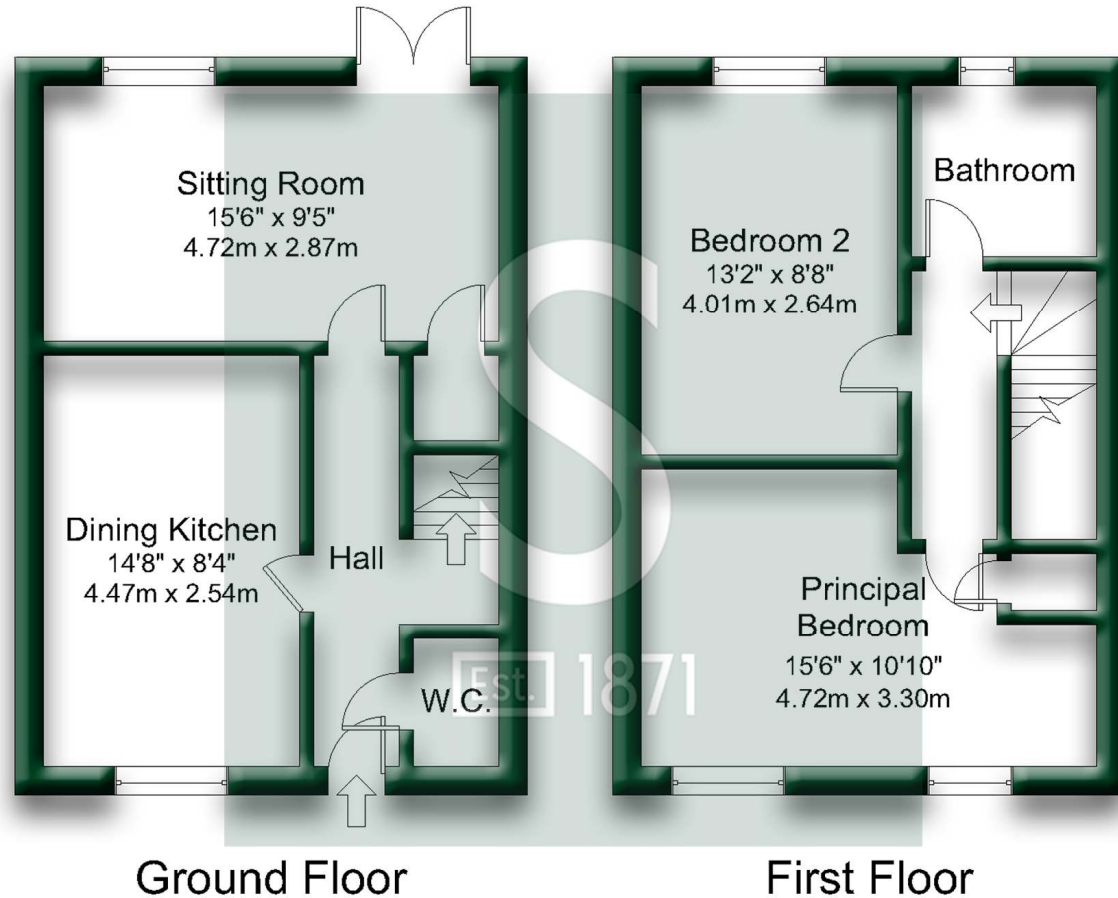
Or who has been in employment for a minimum of 12 months for no less than 12 hours per week.

Stephensons
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Selby 01757 706707
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JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP
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Registered Office: 10 Colliergate York YO1 8BP



Gross internal floor area (approx.): 70 sq m (753 sq ft)

Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property.

Buildings Insurance & Service Charge

We have also been informed by the Vendor that Buildings Insurance for the property is paid directly to Broadacres (£30 per annum) and the property is also subject to a monthly Service Charge of approximately £11.38

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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