



Shared Ownership £162,500 for 50% Share

13 Park Croft, Gargrave, BD23 3DY





****£162,500 for a 50% share** A brand new three bedroom terraced house located in the village of Gargrave available by way of a shared ownership scheme from Craven District Council**

13 Park Croft comprises part of a new development of stone built homes offered by way of a shared ownership scheme from Craven District Council. The purchaser will initially buy between 25% and 75% of the property, which will be the maximum that the applicant can afford as determined by their financial advisor. Further shares can be purchased, enabling the owner to buy up to 80% of the property in the future.

The property comprises a kitchen, well-proportioned living room with under stairs cupboard, ground floor WC and at first floor two bedrooms and a bathroom. To the second floor there is a large bedroom and a study. Externally there is an enclosed lawned garden to the rear and two parking spaces to the front.

In more detail the property comprises:

ENTRANCE HALL

WC

Two piece suite comprising; low suite wc and pedestal hand basin.



LIVING AREA

15' 1" x 15' 0" (4.6m x 4.57m) max.

Under stairs store.

KITCHEN

10' 1" x 7' 7" (3.07m x 2.31m)

Range of wall and base units with stainless steel sink unit. Lamona oven, hob and stainless steel extractor. Baxi combination boiler.

FIRST FLOOR

LANDING

BEDROOM TWO

14' 10" x 12' 11" (4.52m x 3.94m) max.

BEDROOM THREE

11' 10" x 7' 2" (3.61m x 2.18m)

BATHROOM

Three piece suite comprising; low suite wc, hand basin and bath with shower over.

SECOND FLOOR

LANDING

STUDY

Velux.

BEDROOM ONE

20' 6" x 14' 8" (6.25m x 4.47m) max.

Three Velux windows. Storage to eaves.

OUTSIDE

To the front of the property there are two parking spaces. To the rear of the property there is an enclosed garden with a patio and lawn.

TENURE AND 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 Gargrave and Malhamdale Ward (Gargrave, Bank Newton, Stirton with Thorlby, Coniston Cold and Otterburn) will be given priority for the purchase of the homes in the first instance

Local connection is defined as:

Having resided in the area for 3 years out of the past 5; or



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

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 into any commitment

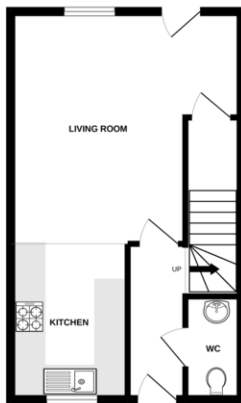
AGENTS NOTE & DISCLAIMER

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

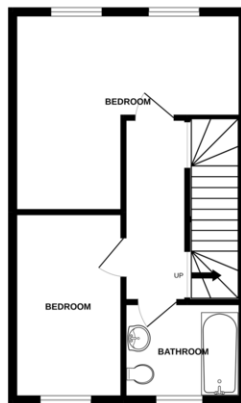
VIEWINGS

Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

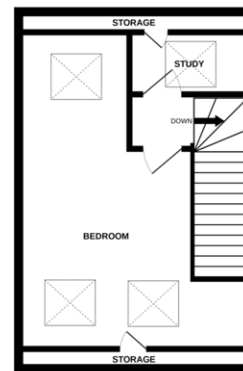
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 6/2022



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.

SKIPTON
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