



44 Fewston Drive, Harrogate, North Yorkshire, HG3 2FH

**£155,000**

For a 50% share

## 44 Fewston Drive, Harrogate, North Yorkshire, HG3 2FH

---

A fantastic opportunity to purchase a modern newly built shared ownership property forming part of this popular new development situated on the northern outskirts of Harrogate just two miles from the town centre and surrounded by beautiful open countryside.

---

44 Fewston Drive is a contemporary two-bedroom semi-detached property with a garden and off- road parking. The accommodation has impressive open-plan living space and kitchen, together with two bedrooms and house modern bathroom. The property has a good-sized garden, patio and off- road parking space. The accommodation is appointed to a high standard with modern kitchen and bathroom fittings and integrated appliances.

Watling Grange is a luxurious collection contemporary homes off Skipton Road. Surrounded by beautiful open countryside, Watling Grange offers contemporary and design-led homes alongside thoughtfully planned outdoor spaces, just two miles from the centre of Harrogate.







## GROUND FLOOR

### LIVING SPACE

A stunning open-plan living space and kitchen with sitting and dining areas with windows to front and rear and glazed doors leading to the garden. The kitchen comprises a range of stylish fitted units with electric hob, integrated oven and fridge/freezer. Large utility cupboard, providing storage space and plumbing for a washing machine.

## FIRST FLOOR

### BEDROOM 1

A large double bedroom with full height window to front.

### BEDROOM 2

A further double bedroom with full height window.

### BATHROOM

A white modern suite comprising WC, basin and bath with shower above. Heated towel rail.

### OUTSIDE

The property has the benefit of an allocated parking space. There is a garden to the rear with lawn and patio.

### AGENT'S NOTES

**The sale price is non-negotiable.**

**The RICS valuation is valid until 16<sup>th</sup> April 2024. If a sale has not been agreed by this date, we will require an updated valuation report or emailed confirmation from the surveyor that the valuation remains valid.**

The lease term is 125 years from 1<sup>st</sup> January 2020 therefore number of years remaining is 121 years.

Domestic pets such as cats and dogs are permitted with written permission from Home Group.

Anyone wishing to purchase the property **must** be assessed and approved by Home Group **before** any sale can be agreed.

The total monthly charges payable to Home Group are \***£349.85** and are broken down as follows:

Rent- £327.69

1. Management charge – £13.83
2. Insurance charge- £8.33

The above charges are reviewed annually on 1<sup>st</sup> April.

### **Eligibility:**

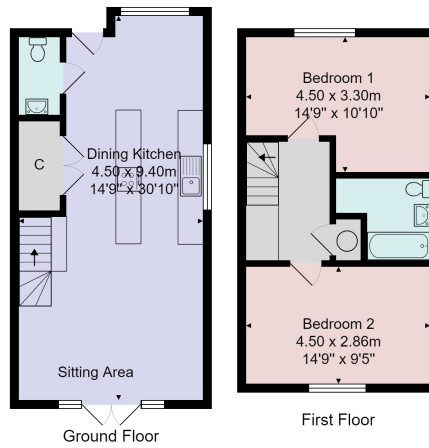
Priority for affordable housing is given to members of the armed forces.

- Minimum deposit requirement 5-10% (dependant on lender)
- Total household income must be under **£80,000** – This is based on **all** members of the household aged 18 and older whether they have joined the application or not.
- Applicants are assessed and considered on a first come first serve basis.
- Applicants that currently own a property **must** have a sale agreed on their current property before they can be considered.
- Applicants must not currently own a home anywhere in the world, unless a court order forces them to remain on the deed of a property where their children reside.
- Applicants must be unable to afford to buy a property suitable for their family size on the open market.
- The Shared Ownership home they are looking to buy must be their principle or only home and they may not sublet all or part of it.
- Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.



**Council Tax Band - B**





Total Area: 79.2 m<sup>2</sup> .. 853 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms. Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

## Verity Frearson

26 Albert Street, Harrogate,  
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 562531

sales@verityfearson.co.uk

