



26 Ingleborough Drive, Harrogate, North Yorkshire, HG3 2BP

£187,500

For a 75% share

26 Ingleborough Drive, Harrogate, North Yorkshire, HG3 2BP

A beautifully presented two-bedroom semi-detached house situated on the exclusive King Edwin Park development surrounded by beautiful open countryside on the edge of Harrogate, just off Penny Pot Lane.

This modern property is appointed to a high standard and features a reception room, together with a stunning open-plan dining kitchen and downstairs WC. Upstairs, there are two large bedrooms and a modern bathroom. There is a drive which provides parking and an attractive garden with lawn and patio.

This excellent modern property is sold with the remainder of a 10-year guarantee. The property is situated in a delightful position within the development, across from the green open space and children's playground, just a short drive from Harrogate town centre.





GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

Washbasin and low-flush WC.

SITTING ROOM

A spacious reception room with window to front and under-stairs cupboard.

DINING KITCHEN

With a spacious dining area and glazed doors leading to the garden. The kitchen comprises a range of white wall and base units with gas hob, integrated oven and space for dishwasher and washing machine.

FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

A double bedroom with fitted cupboard.

BEDROOM 2

A further good-sized bedroom.

BATHROOM

Three-piece white suite incorporating bath with shower above, low-flush WC and washbasin. Modern tiling and window to side.

OUTSIDE

Driveway to front complete with electric vehicle charging point. Attractive rear gardens with lawn, patio and useful outdoor storage shed.

AGENT'S NOTE

Service charge £29pcm

Rent £145,35pcm

Management fees £15pcm

Insurance £14pcm

NOTE TO BUYERS

To qualify you must be purchasing a property as your only home and you may not qualify if you have a home to sell or have your name on a residential mortgage. You will need to have a proceedable offer on your existing mortgage before you buy through the Shared Ownership scheme and you will need to provide information on the level of equity that you will receive from the sale.

Under the terms of the Lease the purchaser must not be purchasing in order to sub-let the property. This even applies to parents who are wishing to purchase for their son/daughter for example.

There are charges to be paid to Karbon homes in respect of the property i.e. service charge, rent, administration and buildings insurance and prospective purchasers must be made aware of these.

Karbon homes does not allow purchasers to obtain a mortgage for more than 95% of the share being purchased. Under the terms of the Lease we need to approve the mortgage offer prior to exchange of Contracts.

Tenure - Leasehold

Council Tax Band - C





Ground Floor

First Floor

Total Area: 72.4 m² ... 779 ft²

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@verityfrearson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			