



45 Chestnut Drive, Knaresborough, North Yorkshire, HG5 0UF

**£115,000**

For 50% share



## 45 Chestnut Drive, Knaresborough, North Yorkshire, HG5 0UF

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A newly built two-bedroom semi-detached house with enclosed rear garden and two off-street parking space, forming part of a popular new development in this desirable area of Knaresborough.

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This excellent starter home is offered with gas-fired central heating and double glazing throughout, featuring an open-plan living / dining kitchen, two double bedrooms and bathroom.

Chestnut Drive is a popular new residential development on the northern outskirts of the popular market town of Knaresborough, well served by the town's amenities and close to open countryside. The property is also well placed for access to the A1(M).







## GROUND FLOOR

### ENTRANCE HALL

### OPEN-PLAN LIVING / DINING KITCHEN / LIVING AREA

Window to the front, understairs storage cupboard.

### DINING KITCHEN

Range of wall and base units with working surfaces having inset sink and drainer. Electric oven, four-ring gas hob with splashback and extractor above. Space for washing machine and space for tall fridge/freezer. Window to the rear.

### REAR ENTRANCE HALL

With access door to enclosed rear garden.

### CLOAKROOM

With low-flush WC and wall mounted washbasin.

## FIRST FLOOR

### BEDROOM 1

Having storage cupboard and window to the front.

### BEDROOM 2

Further double bedroom with window to the rear.

### BATHROOM

White suite comprising panelled bath with shower over and shower screen, low flush WC and pedestal wash hand basin. Tiled to all wet areas. Window to side.

### OUTSIDE

Enclosed lawned garden to rear with shed. Two off-street parking spaces to front.

### AGENT'S NOTE

Leasehold - having an original term of 125 years.

- 50% to be sold, as a minimum.
  - 120 years remaining on the lease
  - Service charge – paid directly by the current leaseholder to the management company – £118.08 per annum
  - Rent - £44.55 per week
  - What criteria does the buyer have to meet to be eligible? They must have a local connection to Knaresborough and the Scriven Ward. Connection can be through one of the 4 routes below
1. Currently living in the area and have done for at least 2 continuous years
  2. Previously resided in the area for a continuous 10 year period
  3. Immediate family (Mother, Father, Son, Daughter, Brother or Sister) currently living in the area and has done for a continuous 5 year period
  4. Employed in the area on a minimum 12 month contract of at least 16 hours per week.

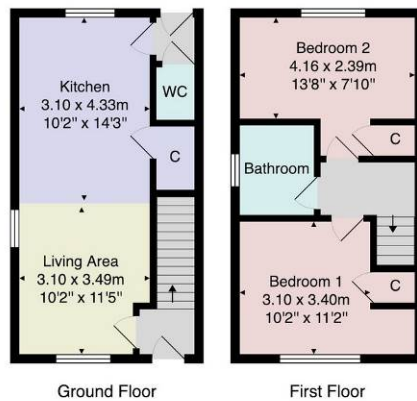
Any buyer must meet the below criteria

- Any interested parties must be eligible for shared ownership, you can do an initial screening by asking the below questions, I will then ask for proof should they offer on a home.
  - o your household income is £80,000 a year or less (£90,000 a year or less in London)
  - o you cannot afford all of the deposit and mortgage payments for a home that meets your needs
  - o One of the following must also be true:
    - o you're a first-time buyer
    - o you used to own a home but cannot afford to buy one now
    - o you're forming a new household - for example, after a relationship breakdown
    - o you're an existing shared owner, and you want to move
    - o you own a home and want to move but cannot afford a new home that meets your needs
    - o further info on shared ownership is available at the link <https://www.gov.uk/shared-ownership-scheme>

**Council Tax Band - C**







Ground Floor

First Floor

Total Area: 66.4 m<sup>2</sup> ... 715 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
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