



9 Grainbeck Rise, Killinghall, Harrogate, North Yorkshire, HG3 2FF

£222,500

Shared Ownership

## 9 Grainbeck Rise, Killinghall, Harrogate, HG3 2FF

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A spacious and well presented four bedroomed detached modern home, forming part of this popular new development within the desirable village of Killinghall, surrounded by beautiful open countryside and just a short distance from Harrogate town centre.

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This excellent modern property provides generous accommodation, comprising a sitting room, dining kitchen with glazed doors leading to the garden, utility and downstairs WC. On the first floor, there are four bedrooms, a modern bathroom and ensuite shower room. A driveway provides parking and leads to a garage. There is an attractive rear garden with lawn and patio.

The property forms part of this desirable modern development within the sought after village of Killinghall which has excellent village amenities, including primary school, shop, regular bus service and is just a short distance from Harrogate town centre.





## GROUND FLOOR

### SITTING ROOM

A large reception room.

### DINING KITCHEN

With a range of fitted modern units with gas hob, integrated double oven, fridge/freezer and dishwasher. Dining area with glazed doors leading to the garden. Large under stairs cupboard.

### UTILITY

With fitted units, worktop and sink. Space and plumbing for washing machine. Door leads to the garden.

### CLOAKROOM

With WC and basin.

## FIRST FLOOR

### BEDROOMS

There are four good sized bedrooms on the first floor with the main bedroom having an ensuite.

### BATHROOM

A modern white suite with WC, basin and bath with shower above.

### ENSUITE

A modern white suite with WC, basin and large walk-in shower.

### OUTSIDE

A drive provides parking and leads to a garage. There is a good sized garden to the rear with lawn and patio.

### AGENTS NOTE

CCTV and burglar alarm.

Shared ownership buyer eligibility criteria can be found at [www.homereach.org.uk/general-eligibility](http://www.homereach.org.uk/general-eligibility)

Key criteria are:

Buyers must be at least 18 years old.

Buyers must have a total household income under £80,000 (£90,000 in London).

Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for further information).

Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land and any other financial investments.

Buyers in receipt of benefits are eligible for Shared Ownership provided they meet the Homes England affordability assessment (not all benefits are eligible).

Self-employed buyers must be able to provide 2-years evidence of their income. Resales Guide for Estate Agents Correct at time of publication - June 2024

Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator.

Shared owners must be first time buyers or: Not currently own a home suitable for their housing needs. Sell a home not suitable for their housing needs before buying Shared Ownership. Own a non-residential property that provides their main income source.

Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy): A mortgage or rent arrears Other bad debts County Court Judgements

Buyers must have a minimum 5% deposit towards the share they are purchasing. Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include: Legal fees Stamp Duty Land Tax where applicable Mortgage application fees Valuation fees and any associated moving costs.

**Tenure** - Leasehold

**Council Tax Band** - E



Total Area: 122.2 m<sup>2</sup> ... 1316 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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