



71 Hereford Way, Boroughbridge YO51 9PA

Stephensons



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Price from £46,250 for 25% Shared Ownership

An exciting shared ownership opportunity with Broadacres Housing Association to part buy and part rent a brand new 2 bedroomed end of terrace property built by Barratt Homes on their new Meadow Fields development on the fringes of Boroughbridge off Wetherby Road. The living space on offer includes a hall with cloakroom/wc, impressive 26'7" long open plan sitting room and dining kitchen, 2 bedrooms and a bathroom plus double glazing, radiator central heating, parking space and a lawned rear garden.

Council Tax Band : tbc

Energy Efficiency Rating : 84B

Viewings via Boroughbridge Office 01423 324324



How does shared ownership work?

Shared Ownership is a Government funded scheme allowing you to buy a share in a new home. You can buy as little as a **25%** share of this property or up to as much as an **80%** and rent the remaining share from Broadacres Housing Association. The greater the share you own the lower amount of rent is payable as illustrated in the examples below:

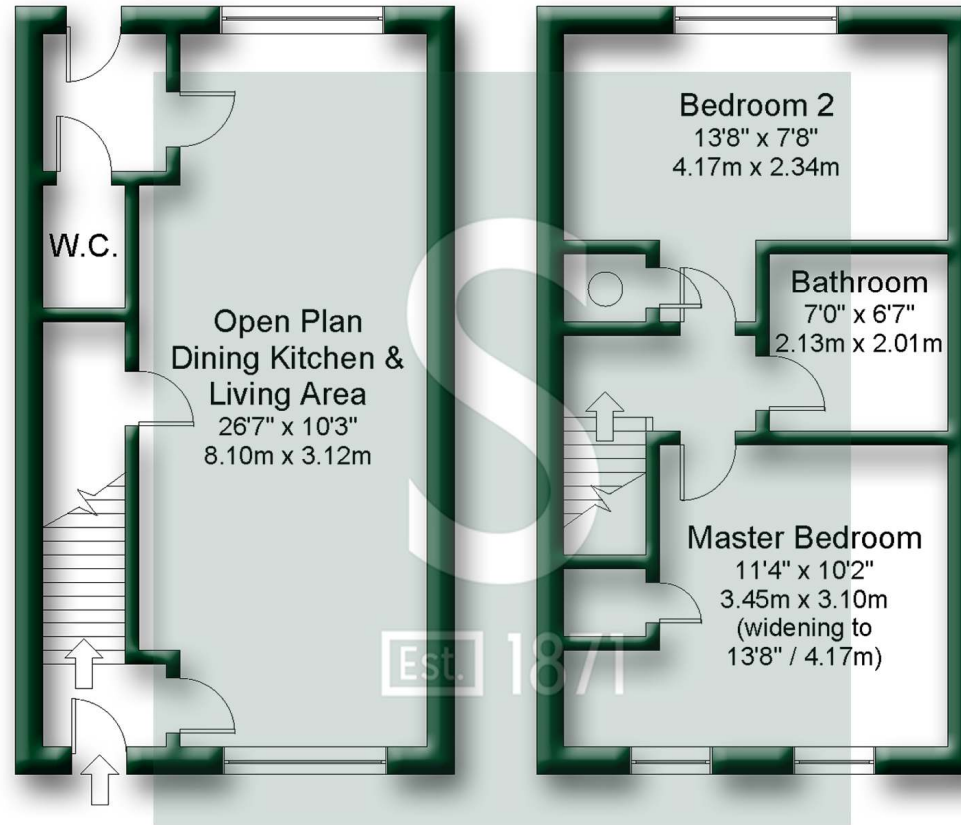
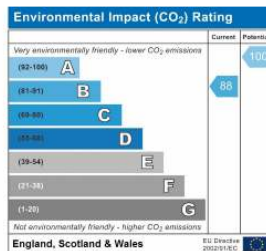
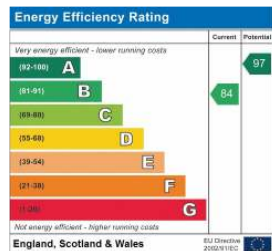
25% Ownership = £46,250 plus Weekly Rent £73.38
35% Ownership = £64,750 plus Weekly Rent £63.59
50% Ownership = £92,500 plus Weekly Rent £48.92
60% Ownership = £111,000 plus Weekly Rent £39.13
70% Ownership = £129,500 plus Weekly Rent £29.35
80% Ownership = £148,000 plus No rent payable

There is also an Estate Charge of **£2.64** per week and each property comes with a 10 year warranty.

To arrange your personal viewing of this property or to make an offer please contact Stephensons on **01423 324324** or email our residential sales team at boroughbridge@stephensons4property.co.uk

For confirmation of your eligibility to buy this property and for further information on shared ownership in general please contact Broadacres Housing Association on **01609 767900** or go to www.broadacres.org.uk where you will also be able to download an Application Form.





Ground Floor

First Floor

Gross internal floor area (approx.): 67.8 sq m (730 sq ft) Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property.

Directions

From the town centre along Horsefair turn right opposite the High School into the Meadow Fields development.

Stephensons
 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
 York Auction Centre 01904 489731

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