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Chartered Surveyors

The Wyatt - Heartlands
Driffield
YO25 5BB

Affordable way to purchase
Provides security of home ownership
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Flexibility to sell at any time
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Shared Ownership:
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* 50% share

Home
Reach
The key to home ownership



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WHAT'S YOURS WORTH?

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PROPERTY PROFESSIONALS SINCE 1891

The Wyatt - Heartlands

Drifffield

YO25 5BB



WHY RENT WHEN YOU CAN PART BUY - PART RENT?

If you are wanting to take steps to purchase your own home but for a variety of reasons are unable to provide the usual deposit required to assist this, perhaps part buying - part renting a property could be the answer.

Our clients are able to offer what is a great semi-detached house providing 3 bedroom accommodation under the Home Reach Scheme. This could be a great opportunity to take your first steps into property ownership. Being a new home, the property benefits from brand new kitchen including appliances, well-fitted bathroom and is fully decorated throughout.

Home Reach ... Making Homes Accessible

With Home Reach you buy a share of your chosen newly built home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, rather than the size of your home. So, you might decide to buy a bigger share of a lower priced home or a smaller share of a more expensive home.

You can initially purchase up to 75%* of your chosen home and heylo will become your landlord, granting you a 125-year lease. This means you will be able to live in your home as if you've bought it outright. You can buy more of your home in the future and stop paying rent on that part.

*Starting shares vary across sites, please enquire.

Eligibility

You are eligible to purchase a Home Reach property in England and Wales if:

- * Your household income does not exceed £80,000 per annum for homes outside of London (£90,000 in London)
- * You have a deposit (at least 5% of the share value)
- * You are a first-time buyer or used to own a home, but cannot afford to buy 100% of the property now
- * The property will be your principle and only home
- * You have passed a Homes England Affordability calculator, demonstrating you are financially able to purchase the share value and support the monthly costs
- * You have registered with a Help to Buy Agent

The part buy - part rent offer is subject to status, however, the process to establish whether you meet the criteria is quick and easy and as simple as an online questionnaire.

DRIFFIELD

Drifffield is known as the Capital of the Wolds originally brought to prominence by the canal, which was opened to barges in 1772. Handily placed for country and coast, Drifffield's Annual Agricultural Show is reputedly the largest one-day show in the country. A street market is held each Thursday. With very active Cricket and Rugby Clubs, there are many sporting and recreational opportunities in this attractive market town including fully equipped Leisure Centre, bowling green, lawn tennis club, scooter, skateboard and BMX centre.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off. Built-in storage cupboard.



KITCHEN/DINING AREA 14' 11" x 6' 7" (4.56m x 2.01m) Extensively fitted with a modern range of kitchen units including appliances.



CLOAKROOM/WC

With low level WC and wash hand basin.

LIVING ROOM 13' 4" x 9' 0" (4.08m x 2.75m) With French doors onto the rear garden.



FIRST FLOOR

BEDROOM 2

13' 4" x 9' 3" (4.08m x 2.84m)



BATHROOM

With three-piece-suite comprising panelled bath, wash hand basin and low level WC.



BEDROOM 3

7' 10" x 6' 3" (2.41m x 1.93m)



LOBBY

SECOND FLOOR

MASTER BEDROOM 11' 2" x 9' 10" (3.42m x 3.02m)



EN-SUITE

With suite comprising shower, low level WC and wash hand basin.



OUTSIDE

The property stands back from the road behind a shallow forecourt garden. There is a side drive which provides off-street parking, whilst to the rear is an enclosed area of garden.



CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request. Where applicable, the freehold can be transferred when 100% ownership is achieved.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be assessed).

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. The property is currently rated band (awaited).

SERVICES

All mains services connected.

NOTES

Heating systems and other services have not been checked.

All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

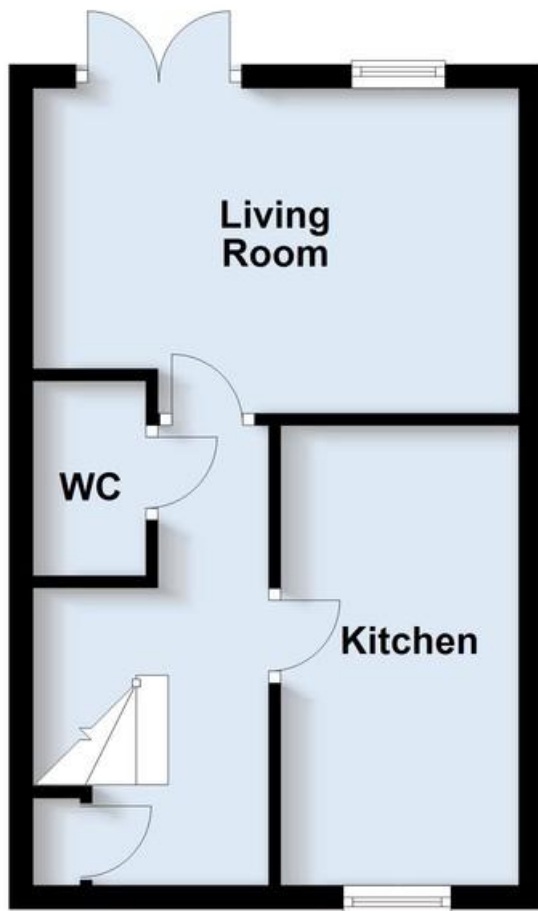
*by any local agent offering the same level of service.

VIEWING

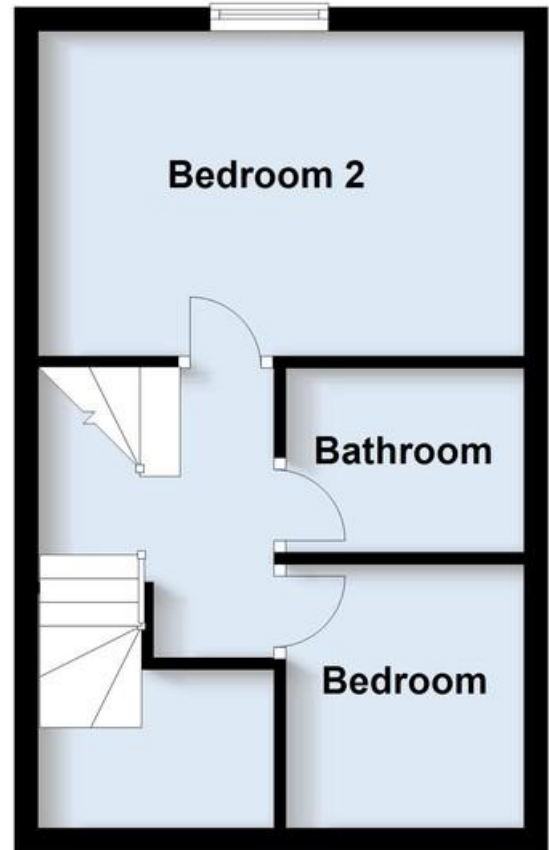
Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

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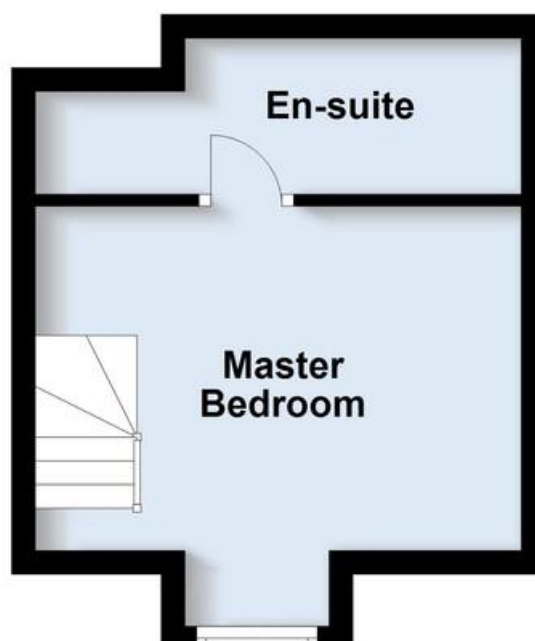
Ground Floor

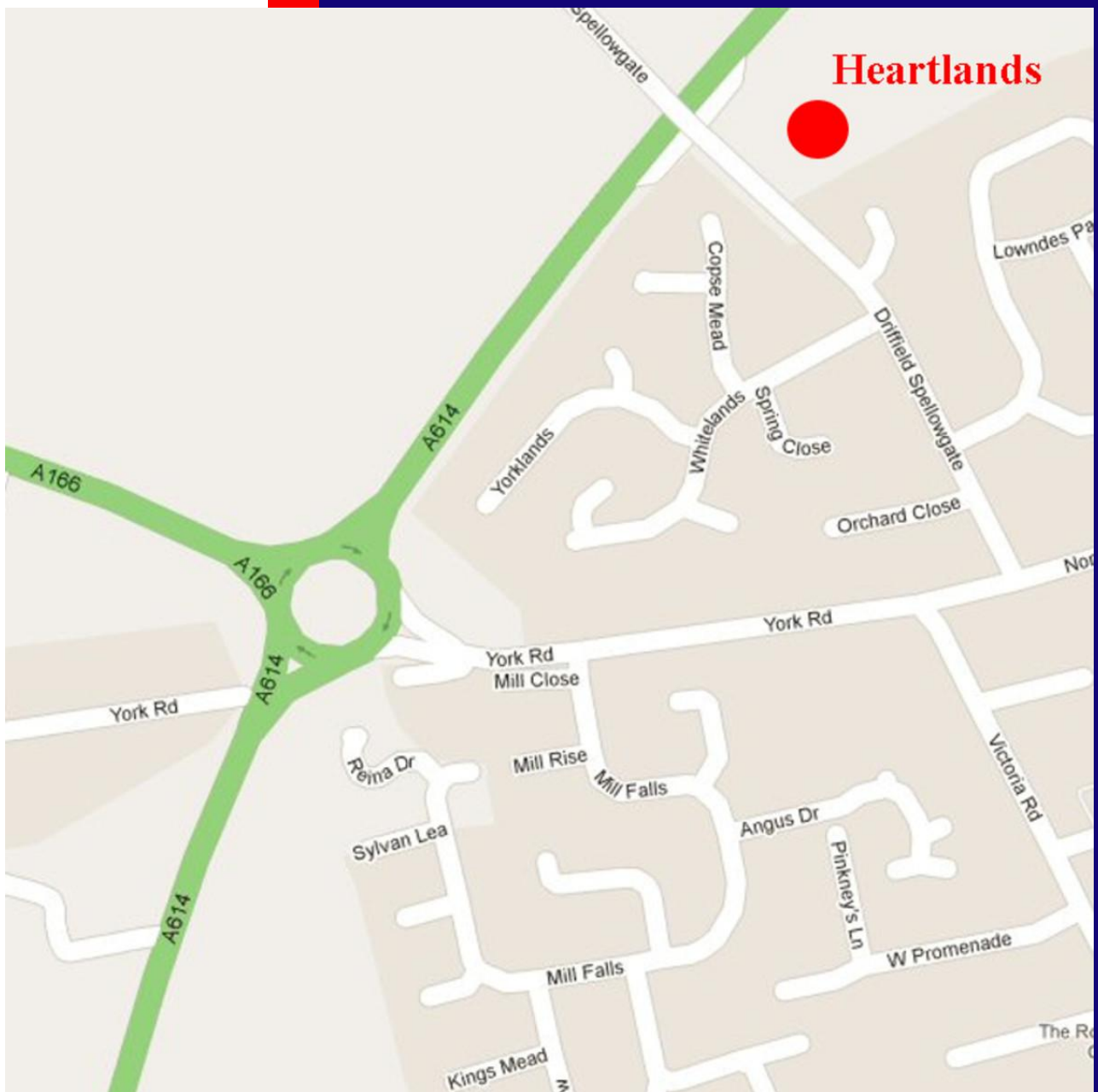


First Floor



Second Floor





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