



Plot 102, 43 Baker Road,  
Wingerworth, S42 6GR

25% SHARED OWNERSHIP

£44,875

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WILKINS VARDY

25% SHARED OWNERSHIP

# £44,875

NOW BEING SOLD FROM 25% SHARED EQUITY - FANTASTIC NEW BUILD 3 BED SEMI DETACHED HOUSE

Wilkins Vardy are proud to offer to the market this brand new three bedroom semi detached family home which is situated on the popular Curzon Park Development. The house offers spacious accommodation including a fitted kitchen (with oven and hob) and an enclosed plot with fenced and turfed garden and ample off street parking.

These properties are being offered to the market on a shared equity basis, where a percentage of the property is owned by the buyer and the remaining part retained by EMH Group with a small rent payment applicable. The properties are located in a desirable residential area, well placed for amenities in Wingerworth, Chesterfield and Clay Cross.

- New Build Semi Detached House
- Dining Kitchen
- Three Bedrooms
- Allocated Parking
- 10 Year Warranty
- Good Sized Living Room
- Downstairs WC
- Family Bathroom
- Turfed Rear Garden
- From 25% Shared Ownership

## Shared Ownership - How does it work?

Applicants will have to apply to Help To Buy Midlands for affordability and approval of eligibility for the shared ownership scheme.

Shares can be purchased from 25% to 75% initially (this is based on 5% increments, dependent on affordability and approval of eligibility for the Shared Ownership Scheme by Help to Buy Midlands). You will be asked to buy at your maximum % level, which will be determined by your affordability. Therefore, whilst a 25% share is available, if you can afford more, you would be asked to buy more.

Our figures are based on the Full Market Value of the Property being £179,500. A rent will be chargeable on the share not owned as below:

- 25% = £44,875: Rent @ £308.50 monthly - Service Charge £25.24 monthly
- 75% = £134,625: Rent @ £102.84 monthly - Service Charge £25.24 monthly

Once you have lived in the property for 12 months you can purchase additional shares if you want to; this is called 'staircasing'. In most cases you can staircase up to 100% of the property and eventually own the property outright; making shared ownership a ladder of opportunity to owning your own home!

## Qualifying Criteria

Any interested parties will need to have confirmation that they qualify for the scheme, by visiting <https://www.helptobuyagent2.org.uk/login> You should also ensure that you are able to get a mortgage for the desired amount. Wilkins Vardy have an independent Financial Adviser who can help. Just ask for details.

## General

Gas central heating (Ideal Logic Combi Boiler)  
uPVC double glazed windows  
Oak internal doors  
Gross internal floor area - 67.9 sq.m./731 sq.ft.  
Council Tax Band - TBC  
Secondary School Catchment Area - Tupton Hall School

## On the Ground Floor

A composite door opens into the ...

## Entrance Hall

## Downstairs WC

Fitted with a 2-piece white suite comprising of a low flush WC and pedestal wash hand basin with a tiled splashback.  
Chrome heated towel rail.  
Vinyl flooring.

## Living Room

14'0 x 11'5 (4.27m x 3.48m)  
A good sized front facing reception room.

## Inner Hall

With staircase rising to the First Floor accommodation.

## Dining Kitchen

14'11 x 10'9 (4.55m x 3.28m)  
Being fitted with a range of wall, drawer and base units with complementary work surfaces and upstands.  
Inset single drainer stainless steel sink with mixer tap.  
Integrated appliances to an electric oven and 4-ring gas hob with stainless steel splashback and extractor hood over.  
Space is provided for a washing machine and there is space for a fridge/freezer.  
Built-in store cupboard.  
Vinyl flooring.  
French doors overlook and open onto the rear garden.

## On the First Floor

## Landing

## Bedroom One

15'0 x 11'0 (4.57m x 3.35m)  
A good sized rear facing double bedroom, spanning the full width of the property.

## Bedroom Two

10'0 x 7'5 (3.05m x 2.26m)  
A front facing double bedroom.

## Bedroom Three

7'3 x 6'11 (2.21m x 2.11m)  
A front facing single bedroom.

## Family Bathroom

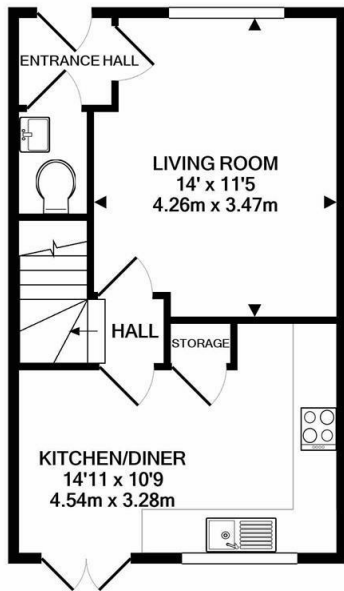
Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin and low flush WC.  
Chrome heated towel rail.  
Vinyl flooring.

## Outside

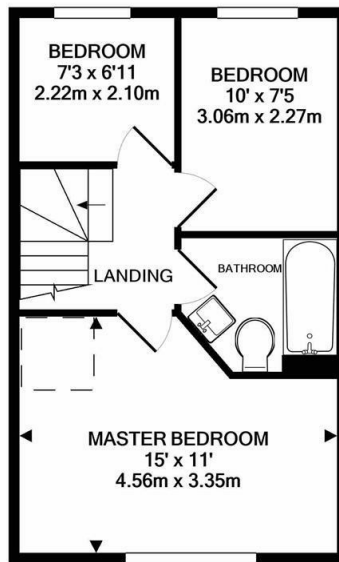
To the front of the property there is a lawned garden with shrubs, alongside a tarmac driveway providing parking for two cars.

A side gate gives access to the enclosed rear garden which is laid to lawn.





GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 364 SQ.FT.  
(33.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 731 SQ.FT. (67.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

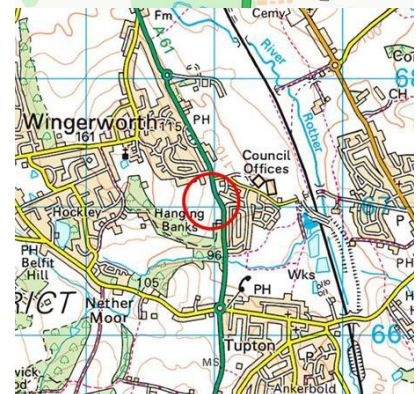
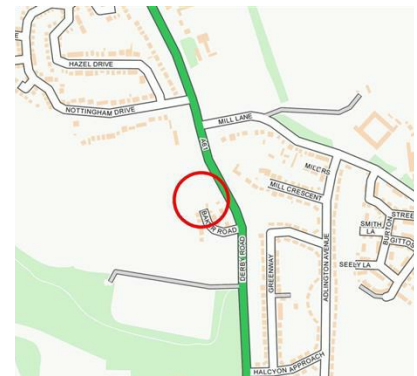
We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Tupton Hall School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers: In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

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