



2 Laburnum Court, Moor Monkton, York YO26 8JA

Stephensons



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45% Shared Ownership - Price £90,000

An exciting opportunity to take advantage of an affordable housing scheme through Yorkshire Housing to purchase a 45% share of a 2 bedroom village home located 1.5 miles off the A59 and less than 5 miles North of York's outer ring road. The property features a spacious reception hall, living room, kitchen, 2 double bedrooms and a bathroom, complemented by double glazing, electric heating, off road parking to both front and rear and a low maintenance rear garden.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324

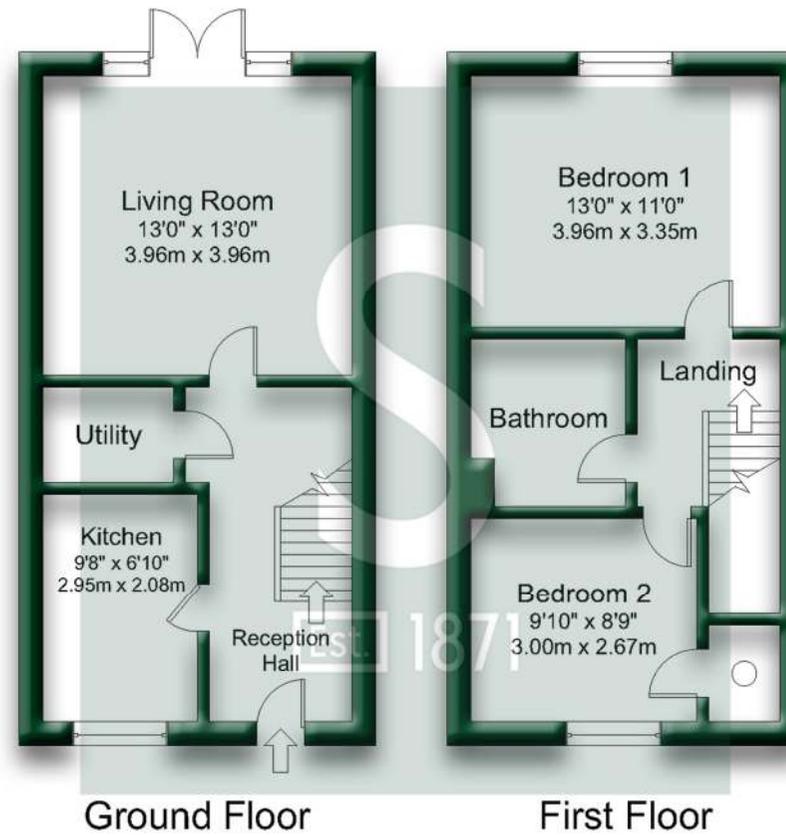


A spacious reception hall leads off into a living room with double doors out into the rear garden and an attractively appointed kitchen featuring a range of base and wall storage cupboards complemented by an impressive stainless steel sink unit, freestanding appliance space and a built-in oven and hob with filter hood above. The first floor landing leads off into 2 double bedrooms (both with rural views) and a tastefully appointed bathroom with a shower over the bath. Other internal features of note include double glazing and electric panel heating. Externally the front garden is enclosed but also offers the potential to remove the fencing to create an off road parking space. The rear garden is predominantly paved and features gated access to an additional allocated parking space.



Please Note

This property is being sold on a leasehold basis with an annual rent payable of £10 and the purchaser must be able to meet the "Local Connection" criteria set out by the housing association. Further details can be found with our online Rightmove listing or by contacting Yorkshire Housing on 0113 825 6900 or through their website www.yorkshirehousing.co.uk



Gross internal floor area (approx.): 65.2 sq m (702 sq ft) Not to Scale. Copyright © Apex Plans.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Services

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

Directions

Upon entering Moor Monkton off the A59 continue through the village where the property will be on your right hand side highlighted by one of our For Sale boards

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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 IE Reynolds BSc (Est Man) FRICS
 REF Stephenson BSc (Est Man) MRICS FAAV
 NJC Kay BA (Hons) pg dip MRICS
 OJ Newby MNAEA
 JE Reynolds BA (Hons) MRICS
 RL Cordingley BSc FRICS FAAV
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 N Lawrence

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