



## Wren Drive, Milby, Boroughbridge 50% Shared Ownership £147,500

\*\*\* SPACIOUS SHARED OWNERSHIP \*\*\*

A 3 bedroom semi-detached property offering a spacious sitting room, modern kitchen/dining room, a generous south facing garden and a driveway suitable for multiple cars.



### Accommodation

The property is entered into an entrance hall which provides access to the sitting room with a staircase leading off to the upstairs accommodation.

The sitting room is located to the front of the property and is spacious in size. Leading off the sitting room is the kitchen/dining room which benefits from a range of base and wall storage units with laminate worktops. Integrated in the kitchen is a four ring gas hob, Zanussi cooker with matching extractor canopy, and a sink & dish drainer. The kitchen also has freestanding space for a fridge/freezer, and plumbing for both a dishwasher and washing machine. The dining area with full height feature paneled wall provides ample space for a dining table and chairs, and has french doors out into the garden beyond.

The first floor landing has a useful storage cupboard which houses the gas boiler and has space for a tumble drier.

The principle bedroom is positioned to the front of the property is generous in size with a feature half height panel wall and ample space for freestanding wardrobes. The en-suite includes a low flush WC, standing wash hand basin and an enclosed shower with full height tiled splash backs.

Bedroom two and three are located to the rear of the property with views over the garden. Bedroom two is a double bedroom with freestanding storage space and bedroom three is a well proportioned single bedroom.

The property is completed by the house bathroom which includes a low flush WC, standing wash hand basin and a shower over bath with full height tiled splash backs.



### To The Outside

To the front of the property is a tarmac driveway with space for two vehicles, which is bordered by both a flagged patio path leading to the front door and rear garden, and there are two areas which are a combination of lawn and slate chips.

The enclosed rear garden has been landscaped to now include an extended flagged patio, two raised timber decking areas, lawn and a graveled footpath towards the back gate.

### Eligible Occupier & Local Connection

Please note that this property is being sold on a leasehold basis (125 years from 2022) with a monthly rent payable of £379.56 which includes the service charge which covers Buildings Insurance, Management Fee & Administration Fee. To be eligible to buy either a 50% (or up to a 100%) share of this property the purchaser must be able to meet the "Local Connection" criteria set out by the housing association as outlined below:

"Eligible Occupier" means a person or household containing a person who is in housing need for a property of this type in question and who is unable to afford to purchase or rent dwellings of a similar kind generally available on the open market, within the administrative area of North Yorkshire Council.

"Local Connection" means an Eligible Occupier has a Local Connection with an area if:

- (1) that person or a person within that household currently lives in the relevant area of North Yorkshire Council and has lived there for at least two years; or
- (2) has a Close Family ordinarily resident in the relevant area (for a minimum period of ten years); or
- (3) has previously lived in the relevant area of the Council (for a continuous period of at least five years), or
- (4) is either in employment or has an offer of employment as their main place of work in the area and is under contract for a minimum 12 month period and for at least 16 hours a week.

### Energy Efficiency

The property's current energy rating is B (84) and has the potential to be improved to an EPC rating of A (96).

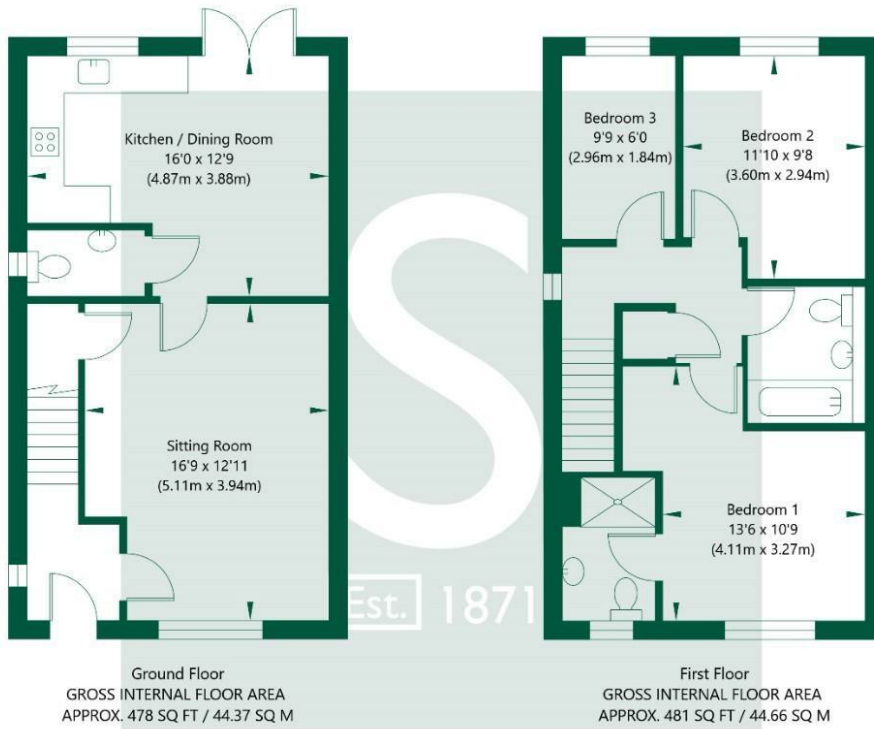
### Additional Information

Tenure: Leasehold (125 year term, with 122 years remaining)  
 Services/Utilities: All mains services are understood to be connected  
 Broadband Coverage: Up to 1600\* Mbps download speed  
 Council Tax: C - North Yorkshire Council  
 Current Planning Permission: No current valid planning permissions

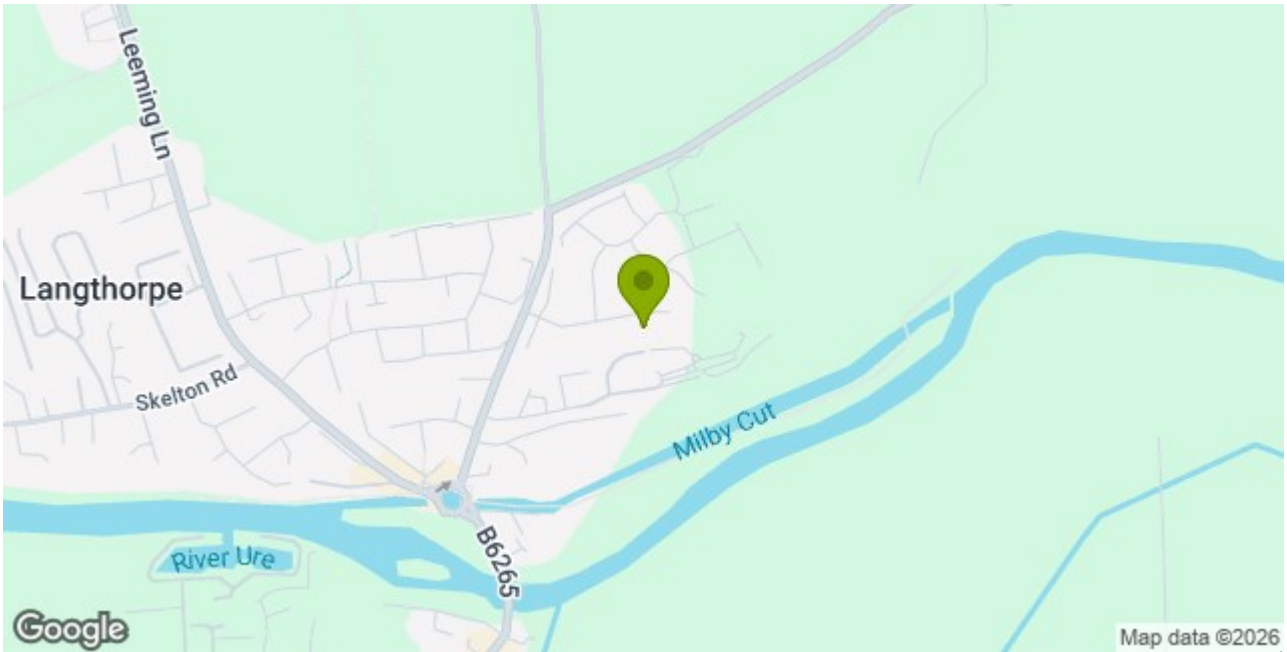
\*Download speeds vary by broadband providers so please check with them before purchasing.



Wren Drive, Boroughbridge, York, YO51 9GG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 959 SQ FT / 89.03 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

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- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
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**Associates**

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