



PLOT 38, BONDGATE
LANGTHORPE, YO51 9DE

£126,750 Shared Ownership

**LINLEY &
SIMPSON**

Land & New Homes

PLOT 38, BONDGATE LANGTHORPE

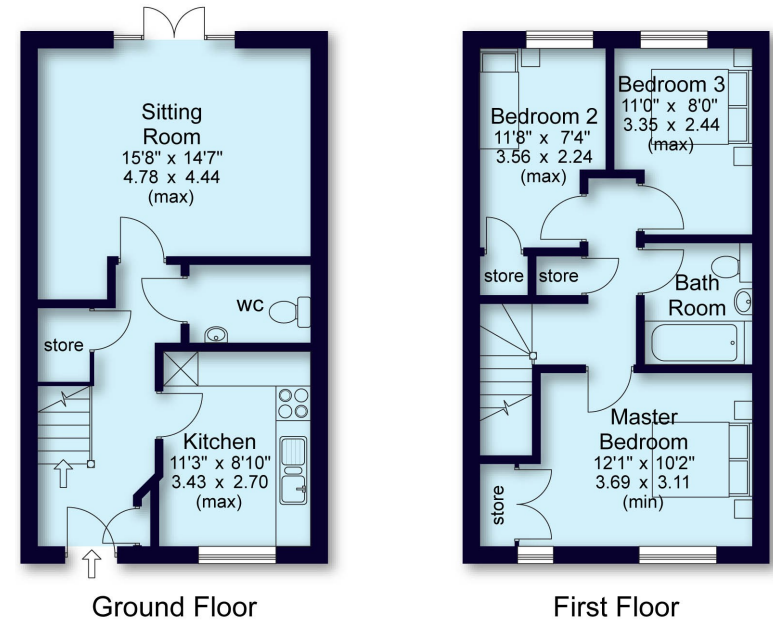
A limited number of properties are being made available for shared ownership on this new development in Langthorpe. Built by Taylor Wimpey, these brand new properties are situated in a superb location with good proximity to local amenities. S106 Local Occupancy planning condition applies.

Bondgate is a stunning collection of two, three and four bedroom homes, set in the idyllic village of Langthorpe, close to the vibrant town of Boroughbridge. Each property offers bright, open rooms, finished to a good standard and thoughtfully laid out.

This three bedroom semi detached property will appeal to first time buyers, couples and families looking for a little extra space. The ground floor comprises a good sized kitchen and a large sitting room to the rear with feature patio doors leading out to the private garden. A WC cloakroom and store cupboard complete the ground floor layout.

The first floor comprises the spacious principal bedroom, a house bathroom, a second double bedroom and a third single bedroom.

Benford
Approx Gross Floor Area = 922 Sq. Feet
= 85.64 Sq. Metres



For illustrative purposes only. Not to scale.



Please note images are for illustrative purposes only.

SHARED OWNERSHIP

Shared Ownership is a government-backed scheme and a great way to get on to the property ladder when you can't quite afford to buy a home on the open market. Based upon your affordability, you can buy an initial share of your home and make a small monthly payment to rent the remaining share.

You may be able to buy further shares at a later stage, however, in some cases there may be restrictions on when you can buy a further share or on the maximum total share you can own.

You qualify for shared ownership if you:

- Have a household income of under £80,000
- Don't currently own your home and can't afford to on the open market
- Can afford the minimum deposit
- Pass an affordability check to make sure you can get a mortgage

SHARES

Price £253,500 at 100%

50% Share for £126,750

Rent (pcm) - £290.47

Other shares are available based on individual criteria and subject to assessment by Inncommunities.

TENURE

Although properties are Freehold, they will be sold on a Leasehold basis if shared ownership arrangements are in place.

ESTATE CHARGE OF £133.33 PER UNIT PER ANNUM to be paid by purchaser.

VIEWING & PURCHASING PROCEEDURE

Prior to viewing, all interested parties should complete an initial application and eligibility form (please enquire for further information). Please note that properties are allocated on a 'first come first served basis' and that a £500 non-refundable reservation fee is required to secure a particular property (this will be deducted from the final price upon completion).



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