



2 Bailey Court, Skipton
Shared Ownership £125,000





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Skipton

BD23 6FB

A LIMITED NUMBER OF PROPERTIES ARE BEING MADE AVAILABLE FOR SHARED OWNERSHIP ON THIS NEW DEVELOPMENT. BUILT BY MILLER HOMES THESE BRAND NEW PROPERTIES ARE SITUATED IN A SUPERB LOCATION WITH GOOD PROXIMITY TO LOCAL AMENITIES. S106 LOCAL OCCUPANCY PLANNING CONDITION APPLIES.

The Grange is a traditional stone faced three bedroom end terrace property with modern open kitchen/diner, sitting room and three bedrooms. A modern family bathroom and enclosed rear garden with allocated parking. Shared ownership can be a great opportunity for someone currently in rented accommodation or living with family and friends, and who wants to get on the property-owning ladder. These properties are being made available to purchase at an initial 50% share with a future option to purchase further shares up to and including 100% ownership. Full market value is £250,000.



Known as the 'Gateway to the Dales', Skipton is a thriving and historic market town on the edge of the stunning Yorkshire Dales National Park, with strong agricultural connections and a magnificent castle dating back to the 11th Century. Its colourful High Street hosts a market four days a week on the cobbled setts, along with a wide choice of shops, restaurants and public houses. The Leeds-Liverpool Canal runs through the town with its pretty towpath walks and for families there is an excellent choice of schooling at both Primary and Secondary level. Small wonder that in 2014 Skipton was voted by The Sunday Times as the best place to live in Britain, receiving commendations for its "ideal combination of low crime rates, top-class schools and great transport links", and in 2017 the Office of National Statistics revealed that Skipton is officially the happiest place to live in the UK!

Miller homes have developed a superb site with an excellent variety of properties, a selection of which have been purchased by Incommunities Housing so that they can offer home ownership to people whose incomes or savings don't quite stretch to being able to purchase fully on the open market. 50% shared ownerships are available with most major lenders able to offer mortgages if needed.

All properties have gas fired central heating and double glazed throughout and is described in brief below using approximate room sizes:-

GROUND FLOOR

ENTRANCE HALL Welcoming you in to the home with staircase to the first floor and radiator.

SITTING ROOM 16' 10" x 12' 10" (5.13m x 3.91m) Generous sized sitting room with window to the front. Two radiators and a handy built in storage cupboard.

KITCHEN/DINER 15' 09" x 11' 03" (4.8m x 3.43m)MAX A spacious kitchen/diner with space to fit a large dining table and double doors to the rear garden. Fitted wall and base units with single sink unit and integrated Zanussi electric oven with four ring gas hob and extractor hood. Space for a fridge/freezer and washing machine. Radiator.

WC White two piece suite with low level WC and hand basin. Radiator.

FIRST FLOOR

LANDING Radiator and access to loft space.

BEDROOM ONE 16' 00" x 9' 02" (4.88m x 2.79m) A large master bedroom with two windows to the front. Handy built in storage cupboard housing the combination boiler. Radiator.

BEDROOM TWO 13' 03" x 8' 03" (4.04m x 2.51m) A large second bedroom with window overlooking the rear garden. Radiator.

BEDROOM THREE 9' 09" x 7' 05" (2.97m x 2.26m) Window overlooking the rear garden. Radiator.

BATHROOM 9' 01" x 5' 04" (2.77m x 1.63m) Contemporary style bathroom with white three piece suite comprising bath with overhead shower; hand basin; low level WC. Grey part tiled walls. Extractor fan. Radiator.

OUTSIDE To the front of the property there is allocated parking.

To the rear of the property is a secure garden laid mainly to lawn and patio seating area.

PLEASE NOTE The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

CHARGES The rent on the unpurchased share is £286.46 per calendar month.

SHARED OWNERSHIP Shared ownership is available to you when:-

-Your household earns less than £80,000 per year

-You are a first time buyer or used to own a home but cannot afford to buy one now

-Able to obtain a mortgage and/or savings for your share (deposits are typically 5-10% although may be higher in certain circumstances)

-Your income is sufficient to cover the mortgage (if applicable), rent and service charges

-Savings (or access to) £2,500 to cover the fees of buying your property plus the deposit.

-Have access to a minimum 5% deposit

Further details on shared ownership are available, please ask for information or download the pdf link at the foot of the descriptive details online.

TENURE The properties will be leasehold until an owner purchases the full 100% share. On 100% ownership the property will then become freehold.

VIEWING & PURCHASING PROCEDURE Prior to viewing, all interested parties should complete an initial application and eligibility form by going online at www.help2buyagent1.org.uk. Help to Buy Yorkshire will confirm if your application has been approved. Following approval you are free to contact Dale Eddison and arrange to view. 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).

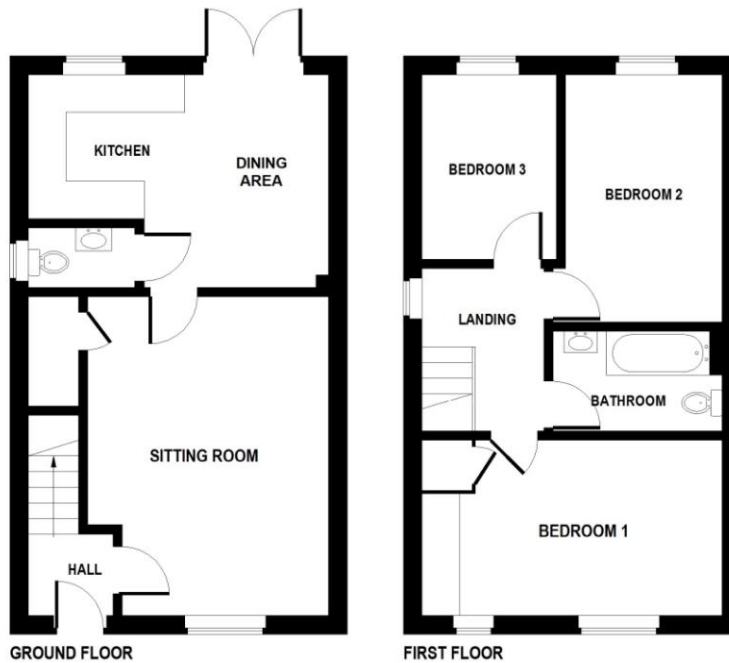
Please note - with the current Covid 19 viewing guidelines, for the safety of our clients, customers and staff we ask that only two people attend a viewing at any one time. We politely request that all viewers wear protective gloves and a face mask or form of face covering.

REFERRAL FEES Dale Eddison offer a clear and transparent policy. As such please note that we may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their services to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions. We routinely refer buyers to the Mortgage Advice Bureau (MAB). You can decide whether you choose to deal with the MAB or not. Should you decide to use the MAB and complete a mortgage application, Dale Eddison Ltd will receive a payment of £250.

MONEY LAUNDERING REGULATIONS Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Buyers are asked to please assist with this so that there is no delay in agreeing a sale.

DIRECTIONS Leaving Skipton on the A6131/High Street follow this road until the left hand turn to Embsay and the Cornerfields development is on the left hand side.



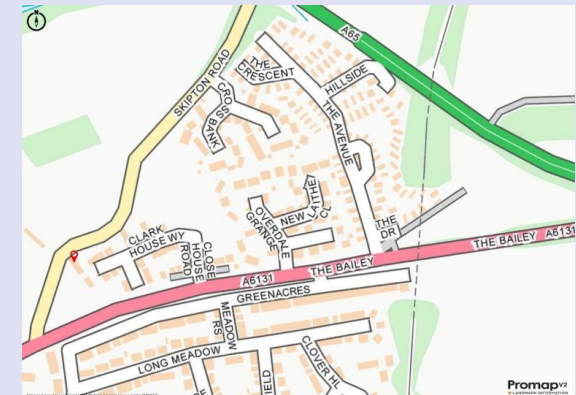


THE GRANGE, CORNER FIELDS

This plan is for reference only and is in accordance with PMA guidelines.
 It is not to scale and all measurements are approximate.
 Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID:701174)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**Dale
Eddison**

● SKIPTON OFFICE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.