

10 Brookfield Garth, Hampsthwaite,
HG3 2EB



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**Offers over
£160,000**

Description

A beautifully presented, recently constructed three bedroom semi-detached home, which is available on a 50% shared ownership basis.

The 50% that is not owned is owned by Progress Housing Association Limited and a rent of £388.57 is payable per month. In order to qualify to become a purchaser of the house you must satisfy one of the below to the Lowe Nidderdale area (a list of the area is included below).

*Current residency of at least 2 years.

*Past residency of at least 10 years.

*Immediate family (mum, dad, brother, sister, son or daughter) residing in the area for at least 5 years.

*Employed in the area on a minimum 12 month contract of at least 16 hours per week.

Eligible Occupier - means a person or household containing a person who is in housing need for a property of the 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 household has a Local Connection to Lower Nidderdale Village Sub Area, including the parishes of Birstwith, Bishop Thornton, Clint Cum Hamlets, Fellscliffe, Hampsthwaite, Killinghall, Nidd part of Slatergate Ward and Ripley, but in the event that no such person seeks to occupy the property, then the registered provider (RP) may widen the local connection catchment to the district of the council with the written approval of the DC (such approval not to be unreasonably withheld or delayed)

The buyer must meet the eligibility criteria for affordable home ownership as set out by Homes England and the section 106 agreement criteria on resales.

This delightful home has the benefit of gas fired central heating and sealed unit double glazing and briefly comprises: Entrance hall, sitting room, dining kitchen and cloakroom/WC. On the first floor are three bedrooms and a the house bathroom. There are lawn gardens arranged into three areas, one at the front, one at the rear of the house and then a further children's play area at a slightly lower level to the rear. There is a driveway to the side of the property, which provides parking.

Brookfield Garth is situated in the ever popular village of Hampsthwaite, which supports the usual amenities including public house, shop/post office, primary school, Church Village Hall. The villages conveniently placed only a short distance from Harrogate where a wider range of services and amenities are available.

Tenure

Leasehold. 125 year lease from November 2020. The property is available for a 50% shared ownership.

Services

All mains services are connected to the property.

Directions

Leaving Harrogate via the A59 Skipton Road proceed for approximately 2 miles and turn right onto Chain Bar Lane. At the T junction turn left onto Hollins Lane and follow the road into the village, take the left hand turn onto Brookfield and left again onto Brookfield Garth.

Council Tax

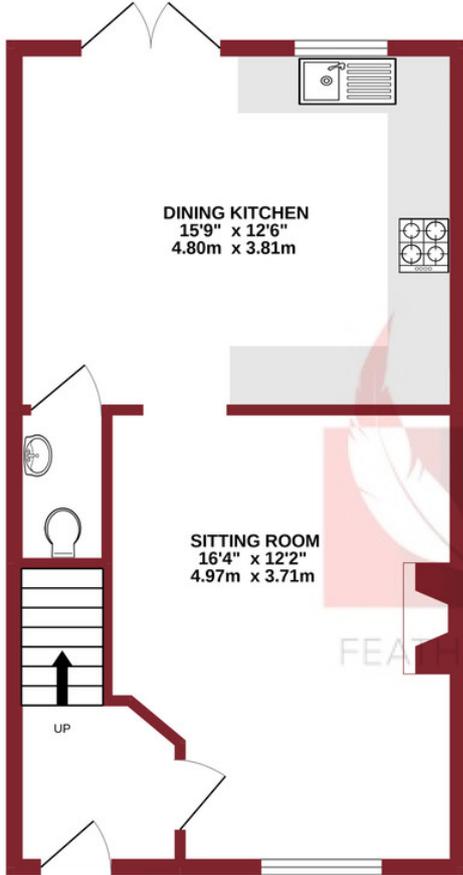
Band D.

Details Produced

30th June 2022.



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.

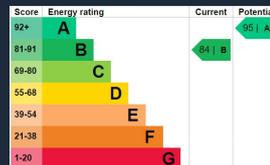


TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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01423 501211
www.fssproperty.co.uk
sales@fssproperty.co.uk
8 Raglan Street, Harrogate,
North Yorkshire, HG1 1LE

