



55 Micklethwaite Grove, Wetherby, West Yorkshire, LS22 5LA

Own 100% of this home for just 40% of its market value. Unlike shared ownership, there's no rent to pay – you own the whole property from day one. Discount for Sale home offers a rare opportunity to buy 100% of the property at a permanently reduced price. (STRICT TERMS AND CONDITIONS APPLY - ASK FOR DETAILS).

Guide Price £90,000

- DISCOUNTED HOME OWNERSHIP SCHEME
- OWN 100% OF THIS HOME FOR JUST 40% OF ITS MARKET VALUE
- THE DISCOUNT WILL BE PASSED ONTO THE NEW OWNER I.E ONLY 40% OF RICS MARKET VALUE CAN BE SOLD
- NO ADDITIONAL RENT TO PAY
- GROUND FLOOR APARTMENT
- SITTING ROOM & KITCHEN
- TWO DOUBLE BEDROOMS
- STYLISH HOUSE BATHROOM
- ALLOCATED PARKING SPACE
- SERVICE CHARGE & GROUND RENT STILL APPLY

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General remarks

This is an excellent opportunity to get onto the property ladder and acquire a spacious two bedroom ground floor apartment close to Wetherby town centre.

INTERESTED PARTIES SHOULD NOTE THAT THIS SCHEME IS FOR OWNER OCCUPATION ONLY AND THAT SPECIFIC CRITERIA NEED TO BE MET.

PLEASE CONTACT US FOR MORE INFORMATION AND A COPY OF THE APPLICATION FORM PRIOR TO THE ARRANGEMENT OF A VIEWING.

A communal reception hall with entry phone system leads to a private hallway with built in storage cupboard. There is a sitting room with a deep bay overlooking rear communal areas and a door opening into a modern kitchen with a range of matching wall and base units and integrated cooking appliances.

A spacious double bedroom has a built-in wardrobe with a further double family bedroom and there is a stylish fully tiled house bathroom comprising a matching white three piece bathroom suite.

The Micklethwaite development lies within walking distance of a comprehensive range of amenities in Wetherby town centre with equal ease of access to excellent road links ideal for the commuter.

Agents Notes :

1. Anyone wishing to purchase the property MUST be assessed and approved in line with Home Group's eligibility criteria BEFORE any viewings can be arranged.
2. There is no rent payable, the service charge is £527.42 per quarter and the ground rent is £200 per annum.
3. We are advised that the lease term is 999 years from 1st January 2003

Directions

Proceed out of Wetherby on Boston Road. Turn right into Micklethwaite Grove and follow the road, bearing right at the end, where the property will be found at the head of the cul-de-sac towards the left hand side.

what3words playback.ushering.pest

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently D

Tenure, Services & Parking

- Leasehold
- Mains electricity, water and drainage.
- Allocated parking space

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

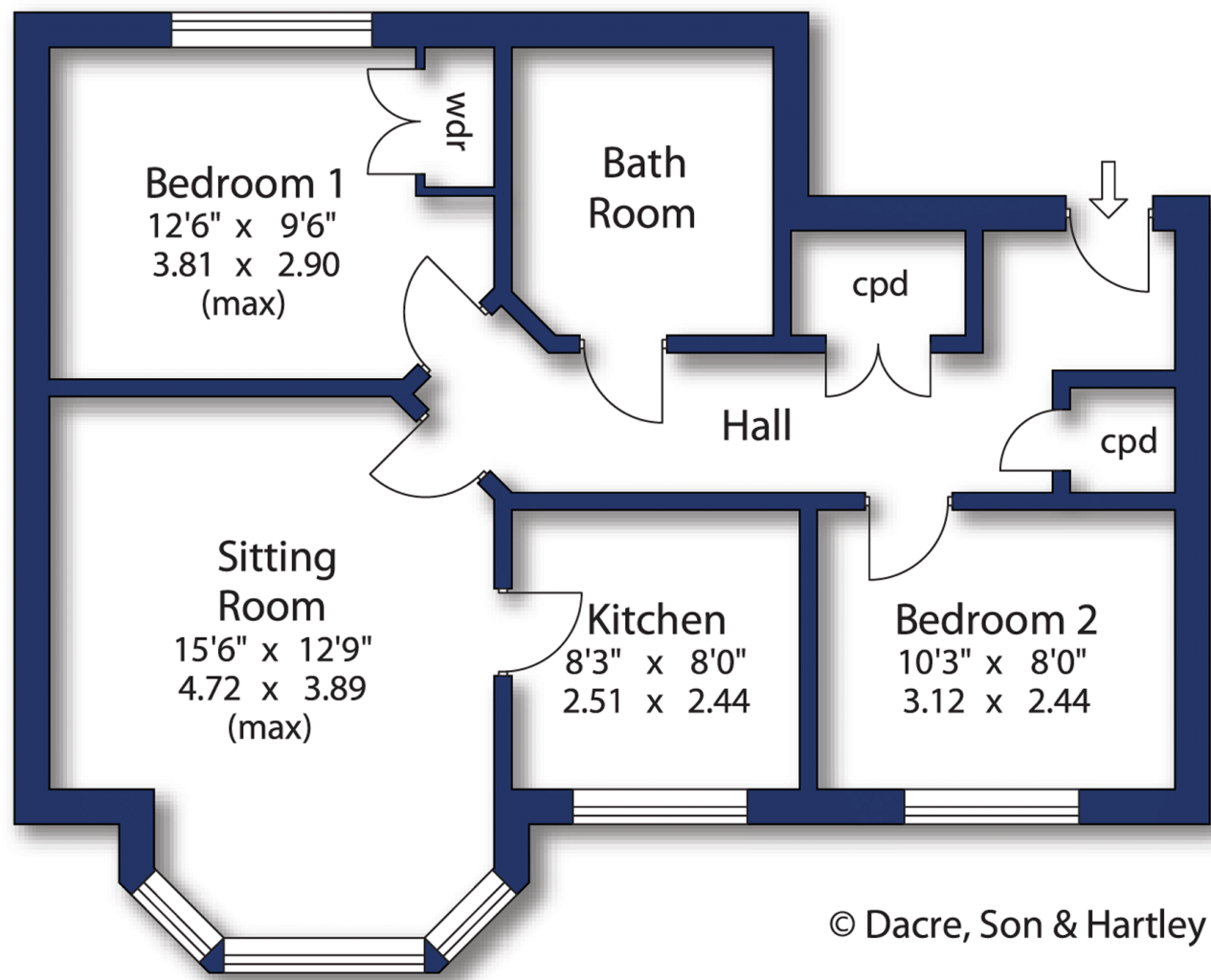
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET260163



Floorplans



EPC TO ADD

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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