

BEANLAND
ILLINGWORTH

ESTATE AGENTS . AUCTIONEERS . VALUERS . PROPERTY CONSULTANTS

IN ASSOCIATION WITH



THORNTON LE DALE **5 ROXBY GARDENS, YO18 7SR**

A TWO BEDROOMED GROUND FLOOR WARDEN CONTROLLED LEASEHOLD FLAT (age restriction applies) to be purchased on a shared ownership basis. Situated on a quiet cul-de-sac in the popular North York Moors National Park Village of Thornton le Dale.

Accommodation briefly comprises:

FRONT ENTRANCE HALL, MAIN HALL, SITTING ROOM, KITCHEN, TWO BEDROOMS and BATHROOM.

NIGHT STORAGE HEATING, SEALED UNIT DOUBLE GLAZING, COMMUNAL GARDENS. ENCLOSED BIN STORE.

PRICE GUIDE £72,000

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The Mayfair Office, London 0870 112 7099
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ILLINGWORTH-WOOD

FRONT ENTRANCE HALL

With part glazed front door leading to main hall.

MAIN HALL

Main hall with doors leading through to sitting room, bedrooms, bathroom and airing cupboard. Airing cupboard holding hot water cylinder and immersion heater. Night storage heater.

SITTING ROOM: 13'0" x 11'3"

Sealed unit double glazed windows giving southerly aspect. Ceiling corning. Wall lights. Night storage heater.

KITCHEN: 9'9" x 6'10"

Fitted kitchen. Sealed unit double glazed windows giving southerly aspect.

BEDROOM 1: 11'3" x 10'6"

Built-in wardrobes with cupboards over. Sealed unit double glazed windows giving northerly aspect. Night storage heater.

BEDROOM 2: 10'2" x 7'2"

Sealed unit double glazed windows giving northerly aspect.

BATHROOM

Coloured suite comprising panelled bath with plumbed-in shower over, pedestal wash hand basin, low level w.c. Sealed unit double glazed windows with privacy glass.

OUTSIDE

Bin stores. Communal gardens to front and rear.

ADDITIONAL INFORMATION

70% ownership/30% Joseph Rowntree Housing Trust. Any potential purchaser would be subject to financial assessment by the Joseph Rowntree Housing Trust. It is a condition of the lease that the property is intended for 'elderly retired persons over the age of 60 years or disabled persons of any age'.

The property is warden controlled. A new lease will be granted for a term of 60 years. The rental to include service charge is currently £106.99 per calendar month.



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IMPORTANT NOTICE

Beanland~Illingworth for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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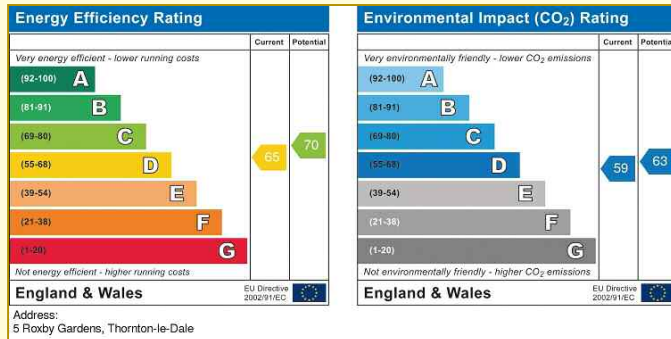
It is the responsibility of any intending purchaser to satisfy himself as to the accuracy of any information upon which he relies in making an offer. The making of any offer for this property will be taken as an admission by the intending purchaser that he has relied solely upon his own personally verified information, inspection and enquiries.

THE PROPERTY MISDESCRIPTION ACT:

Due to this act we no longer feel able to comment on the SERVICES, TENURE AND RIGHTS OF WAY of any property.

VIEWING:

Strictly by appointment through the Agents Pickering Office, Champley's Mews, Market Place, Pickering. Telephone 01751 475557 or Fax 01751 475566.



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