

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

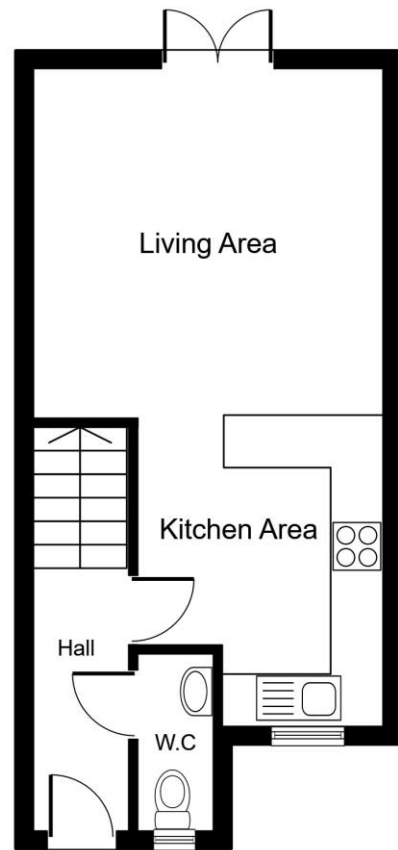
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

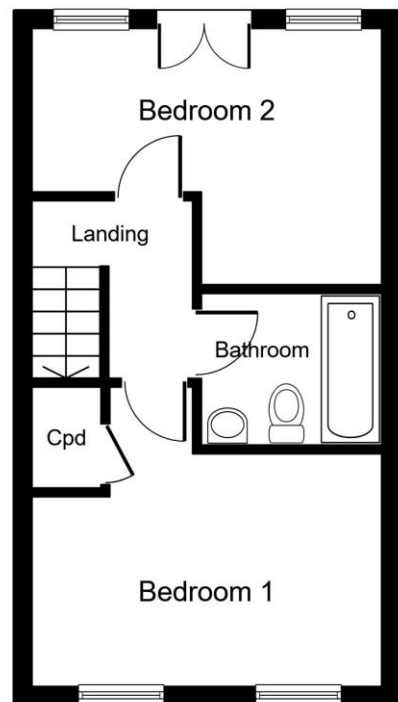
Written quotations are available on request.

Details prepared February 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Thorp Arch ~ 2 Woodland Croft, LS23 7DX

A beautifully presented two bedroom end town house being sold at 60% market value under an 'affordable housing' scheme through Yorkshire Housing Association. Conveniently situated on the edge of this modern development between the popular villages of Thorp Arch and Walton.

- 60% of market value
- Certain criteria apply
- Two bedrooms, one with Juliette balcony
- Open plan living room and kitchen
- Gas central heating and double glazing
- Off-road parking to side and garden to rear

£159,000 PRICE REGION FOR THE FREEHOLD

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

THORP ARCH

Thorp Arch is a very attractive village situated on the north bank of the River Wharfe adjacent to the village of Boston Spa. Only some 4 miles from the Market Town of Wetherby and easy car commuting distance of Leeds, York and Harrogate with the A1/M1 link road nearby.

DIRECTIONS

From Wetherby proceeding along Walton Road towards Walton village. After the 30 mile per hour speed restriction zone, turn right into Walton Road towards Thorp Arch. First right into Woodlands Drive and Woodlands Croft is the first cul-de-sac on the left hand side. The property is identified by a Renton & Parr for sale board.

AGENTS NOTES

As the property is a discounted sale property there are certain criteria that the buyer must meet. This is determined by an on-line application through Yorkshire Housing. No investors or high earners need apply.

The accommodation has been well maintained and tastefully decorated throughout and in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

With front entrance door, radiator, staircase to first floor, tiled floor.

CLOAKROOM W.C.

Wash basin, low flush w.c., double glazed window to front, laminate floor, radiator.

OPEN PLAN LIVING/ KITCHEN

(22'2" x 11'2") 6.76m x 3.4m overall

Double glazed French doors to rear garden, radiator, oak flooring, ceiling cornice, cloaks cupboard.



KITCHEN AREA

10' 7" x 10' 2" (3.23m x 3.1m) narrowing to 6' (1.83m) Well fitted with range of modern Shaker style wall and base units including cupboards and drawers, tiled splashbacks, inset sink unit with mixer taps, built in oven and hob with hood above, microwave, plumbed for automatic washing machine, tiled floor, ceiling cornice, LED ceiling lighting, radiator.



FIRST FLOOR

LANDING

Loft access with ladder to insulated and part boarded loft.

BEDROOM ONE

13' x 8' 10" (3.96m x 2.69m) max

Radiator, two double glazed windows to front, bulk head cupboard.



BEDROOM TWO

13' 2" x 7' 4" (4.01m x 2.24m) Narrowing to 5' 2" (1.57m)

Double glazed window to rear with Juliette balcony, radiator, laminate floor, LED ceiling lighting.



BATHROOM

A modern stylish white suite comprising panelled bath, shower and screen, part tiled walls and screen, low flush w.c., wash hand basin, chrome heated towel rail, double glazed window.



TO THE OUTSIDE

There is a driveway to the side of the property providing off-road parking, handgate leads to an attractive enclosed rear garden with lawn and patio and decking, together with flower borders and garden shed.



AGENTS NOTE

Please note that the large shed is not included in the sale.

COUNCIL TAX

Band C (from internet enquiry).

SERVICES

We understand mains water, electricity, gas and drainage are connected.

PURCHASING PROCEDURE

As the property is a discounted sale property there is certain criteria that the buyer must meet. This is determined by an on-line application. Visit <https://www.yorkshirehousing.co.uk/homes/buy/>

2. Click on the discounted sale application then apply now.

Once you have completed successfully and the application has been approved the successful purchaser must notify Yorkshire Housing alongside providing the following documents :-

Once the buyers application has been approved, they must then notify Yorkshire Housing, alongside providing the supporting documents below:

1. Signed Declaration form (attached)
2. Proof of ID
3. Discounted Sale application – Link/instructions above
4. Mortgage in Principle
5. Proof of Deposit
6. Proof of Address
7. Last 3 months wage slips or P60

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731