

£110,000 Shared Ownership

Browdie Road, Darlington, Durham DL2 2WQ



- Guideline Minimum Deposit £11,000
- Two Storey, Three Bedroom, Detached House
- Bathroom, Shower Room and Cloakroom
- South Facing Rear Garden
- Guide Min Income Dual £27.1k | Single £33.3k
- Approx. 1033 Sqft Gross Internal Area
- Very Good Energy-Efficiency Rating
- Integral Garage plus Driveway

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £220,000). A rare chance to buy a detached, shared-ownership family home. This recently-constructed and smartly-presented property features a full-length reception/dining room with patio doors and semi-open-plan kitchen. There is a dedicated utility area and a ground-floor cloakroom. Upstairs, on the first floor, is a main bedroom with en-suite shower room plus a spacious second bedroom, a slightly smaller third double bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. Ofsted list five primary schools and a secondary school within a mile radius, all rated 'Good'. The house has a good-sized, south-facing rear garden, an integral garage and a two-car driveway. Darlington's attractive town centre can also be reached via bus or bike and the A1(M) is within easy reach if traveling further afield. No onward chain.

**Housing Association:** Heylo. Heylo Housing requires that all applicants must have a permanent right to reside in the UK.

**Tenure:** Leasehold (999 years less 6 days from 07/10/2022).

**Minimum Share:** 50% (£110,000).

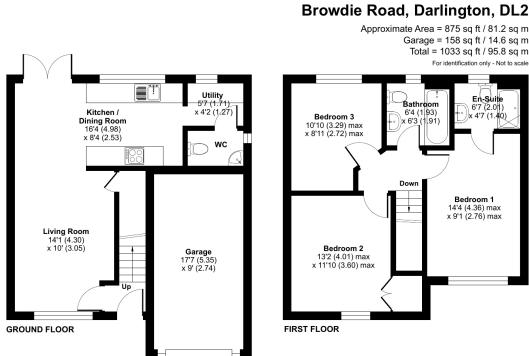
**Shared Ownership Rent:** £322.38 per month (subject to annual review).

**Service Charge:** £31.78 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £27,100 | Single - £33,300 (based on minimum share and 10% deposit).

**Council Tax:** Band C, Darlington Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©redrow.com 2023. Produced for Urban Moves, REF: 123106

## DIMENSIONS

### GROUND FLOOR

#### Living Room

14' 1" x 10' 0" (4.29m x 3.05m)

#### Kitchen / Dining Area

16' 4" x 8' 4" (4.98m x 2.54m)

#### Utility Room

5' 7" x 4' 2" (1.70m x 1.27m)

#### Cloakroom

#### Garage

17' 7" x 9' 0" (5.36m x 2.74m)

### FIRST FLOOR

#### Bedroom 1

14' 4" max. x 9' 1" max. (4.37m x 2.77m)

#### En-Suite Shower Room

6' 7" x 4' 7" (2.01m x 1.40m)

#### Bedroom 2

13' 2" max. x 11' 10" max. (4.01m x 3.61m)

#### Bedroom 3

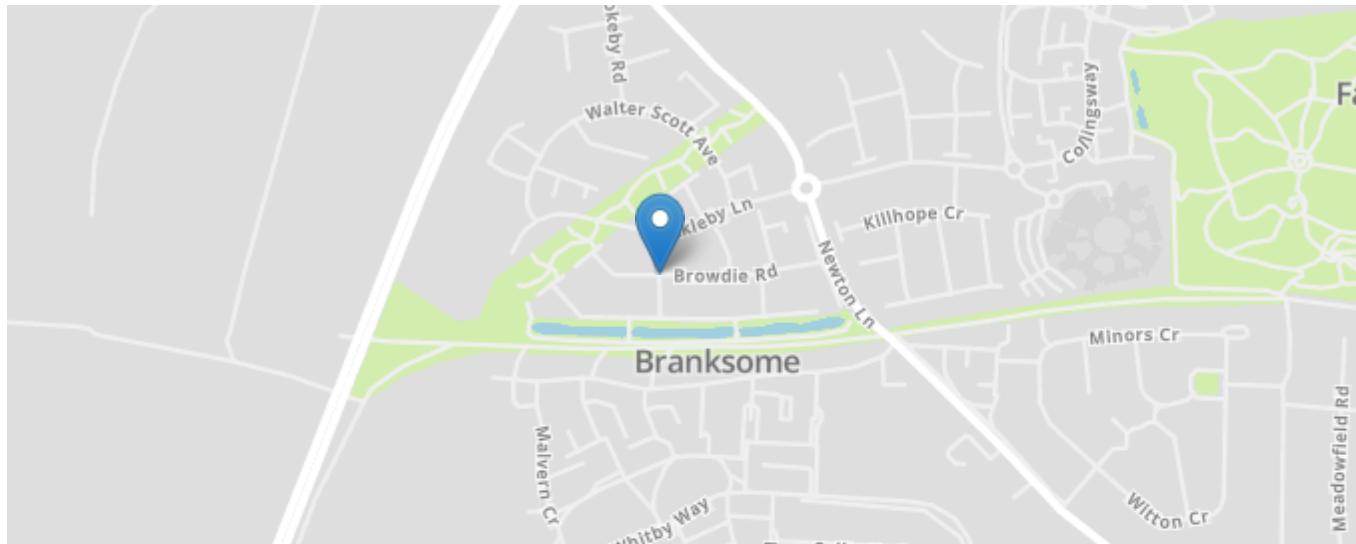
10' 10" max. x 8' 11" max. (3.30m x 2.72m)

#### Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	95
(81-91)	<b>B</b>	83
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.