

CPH ESTATE AGENTS & CHARTERED SURVEYORS
For over 30 years

20 Farrier Way, East Ayton

Fixed Price £105,000







20 Farrier Way

- THREE BEDROOM SEMI DETACHED HOME
- 50% SHARED OWNERSHIP
- BEAUTIFULLY PRESENTED
- LOCATED IN THE SOUGHT AFTER EAST AYTON VILLAGE
- UPSTAIRS BATHROOM AND DOWNSTAIRS WC
- SPACIOUS LOUNGE WITH DOUBLE DOORS TO REAR GARDEN
- MASTER BEDROOM WITH EN-SUITE
- GENEROUS REAR GARDEN WITH STORAGE SHED
- IDEAL FIRST TIME BUY
- DRIVEWAY FOR APPROX TWO CARS

We are delighted to present this beautifully presented three bedroom semi-detached home, ideally positioned in the sought after village of East Ayton.

Perfectly designed for modern living, this property offers a spacious and inviting lounge, enhanced by double doors that bring in ample natural light and create a seamless flow throughout the home. The well-appointed kitchen provides a practical space for everyday dining, while a convenient downstairs WC adds to the functionality of the ground floor. Upstairs, you will find three well-proportioned bedrooms, including a master bedroom that benefits from its own stylish en-suite, as well as a contemporary family bathroom. This property also benefits from a generous rear garden and off street parking for approximately 2 vehicles.

This appealing property is offered on a 50% shared ownership basis and the option to purchase additional shares and pay less rent, making it an ideal opportunity for first time buyers looking to step onto the property ladder in a desirable location.







With its combination of modern comforts, practical layout and a welcoming ambience, this home is sure to impress. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

GROUND FLOOR

Entrance Hall

Lounge 16' 1" x 10' 6" (4.90m x 3.20m)

Kitchen/Diner 15' 5" x 8' 10" (4.70m x 2.70m)

WC 5' 7" x 2' 11" (1.70m x 0.90m)

FIRST FLOOR

Landing

Bedroom One 14' 5" x 9' 2" (4.40m x 2.80m)

Bedroom Two 11' 6" x 9' 6" (3.50m x 2.90m)

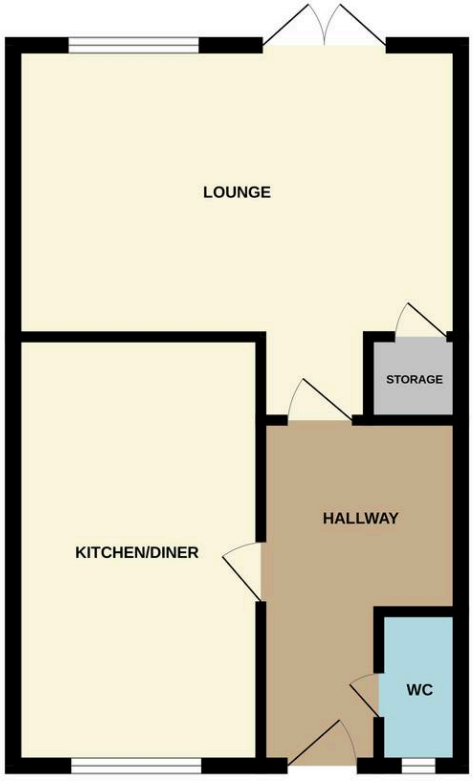
Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

Bedroom Three 10' 6" x 8' 10" (3.20m x 2.70m)

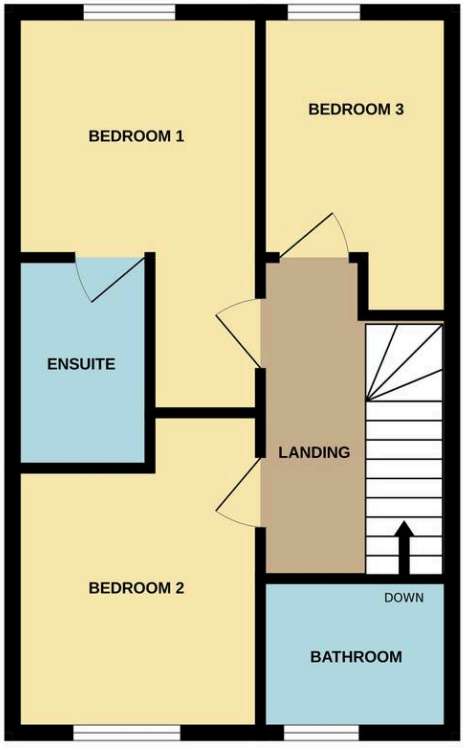
HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

Shared Ownership: - 50% share at a fixed price of £105,000. Monthly rent - £307.46. (subject to annual review). Monthly lease management - £27.49. (subject to annual review). Annual Building insurance - £9.47. Leasehold (125 years from 25/06/2021) (subject to annual review).

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132