CLUBLEYS

# 5, Reckondales Field, York, Stamford Bridge, YO41 1FL
## 50% Shared Ownership £106,250

Situated in a quiet cul-de-sac in the popular village of Stamford Bridge, Clubleys are delighted to present this two-bedroom shared ownership home, offering an excellent opportunity for first-time buyers, downsizers or small families.

The accommodation comprises an entrance hall, fitted kitchen, downstairs WC and a spacious lounge diner. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two cars, gated side access and an enclosed rear garden with lawn and patio seating area.

Conveniently positioned for village amenities and access to York, this property provides a great opportunity to enjoy village living through shared ownership. Early viewing is recommended.

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Tenure: Leasehold
Band: B

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE HALL
1.12m x 1.58m (3'8" x 5'2")
Front entrance door.
Stairs to first floor, laminate wood flooring, window to front and radiator

### SITTING ROOM
4.99m x 3.37m (16'4" x 11'0")
Window to the front.
Laminate wood flooring, under stairs cupboard and radiator.

### KITCHEN
3.29m x 2.64m (10'9" x 8'7" )
Window to rear.
Wall and base units comprising of working surfaces, sink unit, four ring gas hob with extractor fan over and integrated oven, space for fridge freezer, slimline dishwasher, tumble dryer and washing machine. Wall mounted gas fired central heating boiler. Vinyl flooring.

### REAR ENTRANCE
1.77m x 1.40m (5'9" x 4'7")
Rear entrance door.
Vinyl flooring and radiator.

### WC
1.48m x 1.35m (4'10" x 4'5")
Window to side.
Suite comprising low flush WC and wash hand basin. vinyl flooring extractor fan and radiator.

## FIRST FLOOR

### LANDING
Access to boarded loft via built in ladder, carpet, airing cupboard.

### BEDROOM ONE
4.88m into recess x 3.12m (16'0" into recess x 10'2")
2 x windows to front.
carpet, cupboard above stairs and radiator.

### BEDROOM TWO
4.50m into recess x 2.65m (14'9" into recess x 8'8")
2 x windows to rear.
carpet and radiator.

### BATHROOM
2.09m x 1.94m (6'10" x 6'4")
Window to rear.
Suite comprising low flush WC, wash hand basin and bath with shower over. Radiator, part tiled walls, vinyl flooring and extractor fan.

### OUTSIDE
To the front of the property there off road parking for 2 cars and a side access gate leading to the fully enclosed rear garden, which enjoys a degree of privacy being mainly laid to lawn with a patio seating area and garden shed.

### ADDITIONAL INFORMATION
Applicants must have a local connection – please contact the office for more information
“Local Connection” is defined as currently residing or working in the area, having family connections to the area or having been a former resident of the area.

### SHARED OWNERSHIP
This property is available on a 50% shared ownership basis (capped equity at 80%). We have been advised that the monthly rent payable on the remaining share is £167.33. The lease has approximately 109 years remaining, with an expiry date of 2135.
Charges payable: The current monthly charges payable to Home Group from 1st April 2026 are £217.64 and are broken down as follows:
• Rent- £167.33
• Management charge – £12.50
• Insurance charge- £21.14
• Service charge - £16.67
The above charges are reviewed annually on 1st April.
For further information, please contact the office.

### SERVICES
Mains Water, Electricity, Gas and Drainage.
Telephone connection subject to renewal by British Telecom.

### APPLIANCES
None of the appliances have been tested by the agents.

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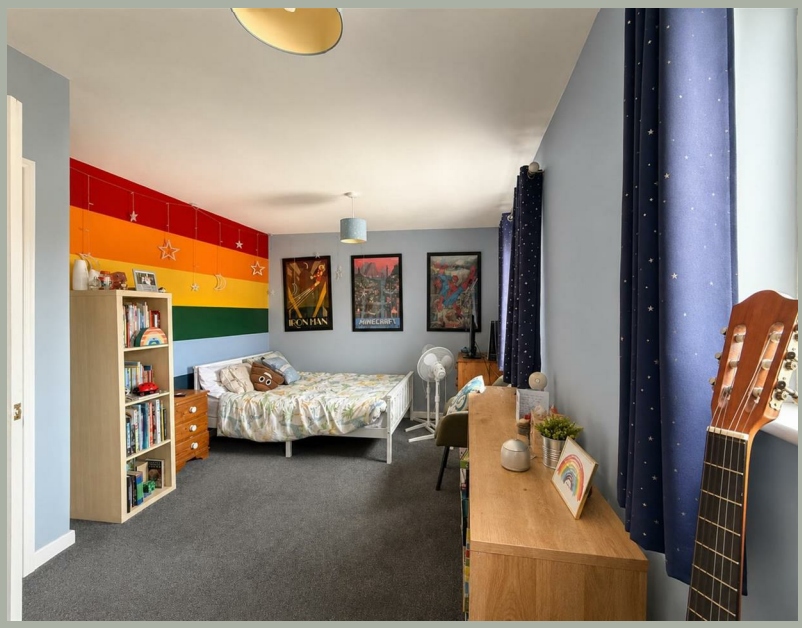
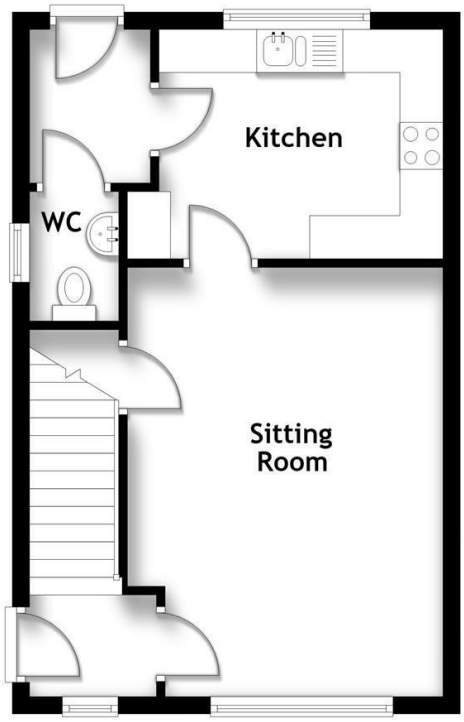
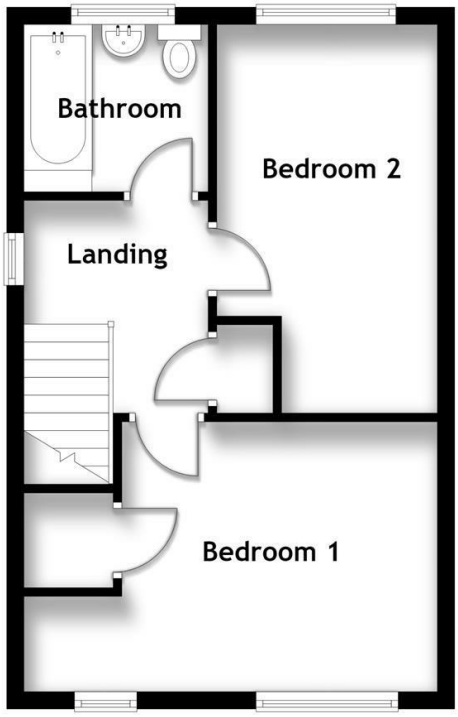


Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor
Approx. 37.1 sq. metres (399.4 sq. feet)




## First Floor
Approx. 37.1 sq. metres (399.4 sq. feet)




Total area: approx. 74.2 sq. metres (798.7 sq. feet)

**AGENTS NOTES**
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**
By appointment with the Agent.

**OPENING HOURS**
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.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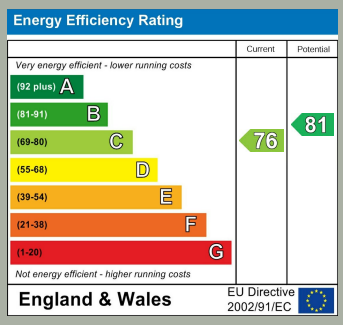



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.