



£125,000

Scotton Court, Scotton, Knaresborough

Bungalow | 2 Bedrooms | 1 Bathroom

01423 276100

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NEWBY JAMES
ESTATE AGENTS

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Step Inside

Property Description

**** SHARED OWNERSHIP ****

A well presented two bedroom semi detached bungalow with driveway, carport and an enclosed garden to the rear having delightful open views situated in this pleasant cu-de-sac position in the popular village of Scotton.

Main Particulars

**** SHARED OWNERSHIP ****

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This excellent home is offered with gas fired central heating and uPVC double glazing throughout. The accommodation comprises; entrance hall with storage cupboards, kitchen, sitting room with patio doors having delightful aspect out to an enclosed garden, two good size bedrooms and a bathroom.

Outside a driveway to the side with covered car port leads to an enclosed paved garden to the rear with shaped lawn and open field views.

Scotton is a popular village conveniently situated close to the vibrant and historic market town of Knaresborough which is served with extensive shops, schools for all age groups and transport services including a railway station with main line links. The towns southern bypass is also convenient, and the A1/M link provides easy access to the commercial centres of north and west Yorkshire including Leeds, Bradford, Harrogate and York. The property is situated within a short walking distance of the excellent village pub.

Shared ownership & how it works...

Potential buyers are purchasing a 50% share and are required to pay rent on the additional 50%. Staircasing is available. Buyers can purchase more shares simultaneously in multiples of 25% tranches whilst purchasing the property.

Lease: 99 years from 1st January 1995 (70 years remain).

Pets: Not permitted without written confirmation from the landlord.

Charges

Homegroup Ltd

Rent: £223.75

Management charge: £13.83

Insurance Charge: £22.08

Service Charge: £14.98

Charges are reviewed annually on 1st April

Potential buyers are to be pre-screened in line with the below information to avoid sending applicants to view who are not eligible.

There will be a first come, first served policy. If more than one person is interested in the home, priority is given to military or ex-military, followed by the first buyer to complete the initial financial assessment.

There is a surplus income requirement of 10%.

Please refer to the Home Group policies for further information regarding this.

Priority for affordable housing is given to members of the armed forces.

Home Group consider a maximum of 2 applications at one time. Any other interested applicants should be held as reserve.

Minimum deposit requirement 5-10% (dependant on lender)

Total household income must be under £80,000 - This is based on all members of the household aged 18 and older whether they have joined the application or not.

Applicants that currently own a property must have a sale agreed on their current property before they can be considered.

Applicants must not currently own a home anywhere in the world unless a court order forces them to remain on the deed of a property where their children reside.

Applicants must be unable to afford to buy a property suitable for their family size on the open market.

The Shared Ownership property they are looking to buy must be their principle or only home and they may not sublet all or part of it.

Applicants must be financially able to buy the property and pass a financial assessment and secure a mortgage if applicable.

Applicants should also be a British or EU/EEA citizen, or have indefinite leave to remain, Customers who have indefinite leave to remain who are interested in buying a home must be able to demonstrate that they are able to raise a mortgage with an acceptable lender.

Qualifying purchases must have a housing need for shared ownership and a priority is given to those with a local connection.

1st Priority - those with a local connection to the Harrogate and District

2nd Priority - those with a local connection to the parishes of Scotton including Lingerfield, Nidd Brearton and Farnham.

3rd Priority - If no qualifying person with a connection to the above Parishes is found, applicants can be considered without a local connection.

Local connection for 1st and 2nd priority is defined as;

a. Immediately prior to the allocation of a dwelling on the Development they are ordinarily resident within that area and /or

b. They have close family associations in that area and /or

c. They have resided in that area for a continuous period of more than and/or

d. They have permanent employment in that area 2 years

Applications:

Any applicants that wish to apply to purchase after viewing must complete our application form and affordability checks. Home Group will provide these details once we have confirmation from you that you have applicants wishing to proceed.

Please note, applicants may be required to be approved by the local authority.

Tenure: Leasehold (70 years)

Shared Ownership: 50% being sold, £223.70 per month rental payments

Shared Ownership

Percentage: 50%

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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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