



£132,000

Grainbeck Rise, Killinghall, Harrogate

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01423 276100

**N**  
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# Step Inside

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## Property Description

\*\* 40% SHARED OWNERSHIP \*\*

A beautifully presented three bedroom semi detached house with enclosed south facing garden and two parking spaces, nestled away in this delightful development in the village of Killinghall.

## Main Particulars

\*\* 40% SHARED OWNERSHIP \*\*

A beautifully presented three bedroom semi detached house with enclosed south facing garden and two parking spaces nestled away in this delightful development in the convenient village of Killinghall.

This spacious home comes with all the benefits you would expect from a nearly new build with extended building warranties and energy saving features. The accommodation briefly comprises; entrance hall with useful storage cupboard, stairs to first floor and ground floor wc, sitting room and an open plan dining kitchen fitted with a range of wall and base units, integrated appliance, breakfast bar and double doors out to a paved seating area.

To the first floor an open landing with doors leading to three good size bedrooms and a stylish house bathroom with shower over bath, low flush wc and pedestal wash basin.

Outside the property occupies a delightful position within this quiet cul-de-sac. To the front of the property there are two parking spaces and an electric charging point. To the rear there is an enclosed low maintenance south facing garden artificial lawn, paved seating area and fencing to perimeters.

Material Information -

Tenure Type: Leasehold

Leasehold Years remaining on lease; 999 Years from 2021

Leasehold Annual Service Charge Amount: TBC

Shared Ownership percentage of share: 40%

Council Tax Banding: D

Agents notes

Any prospective buyer must meet the local area connection eligibility criteria applicable for shared ownership homes on this development.

If the buyer meets these criteria, with their permission they will be referred to Metro Finance for their affordability assessment. This is compulsory for anyone wishing to

purchase a shared ownership home.

"Eligible Occupier" means a person or household containing a person who is in housing need for a property of the type in question and who is unable to afford to purchase or rent dwellings of a similar kind generally available on the open market within the administrative area of the Council provided that a person within the household has a Local Connection with Lower Nidderdale Sub Area, including the parishes of Birstwith, Bishop Thornton, Clint cum Hamlets, Felliscliffe, Ilampsthwaite, Killinghall, Nidd, Ripley and Part Saltergate Ward but in the event that no such person or household seeks to occupy the Affordable Housing Unit then the Registered Provider may widen the Local Connection catchment to the District of the Council with the written approval of the DC.

## 5. Eligibility Criteria

5.1 For applicants to qualify for shared ownership, the Group must undertake eligibility checks in line with current regulation, planning restrictions and Homes England guidance.

5.2 Homes England requirements state that the applicant can buy a home through shared ownership if both of the following are true:

- \* their household income is £80,000 a year or less.
- \* they cannot afford all of the deposit and mortgage payments for a home that meets their needs.

One of the following must also be true:

- \* they are a first-time buyer.
- \* they used to own a home but cannot afford to buy one now.
- \* they are forming a new household - for example, after a relationship breakdown.
- \* they are an existing shared owner, and they want to move.
- \* they own a home and want to move but cannot afford a new home that meets their needs.

For some homes, the applicant may have to show that they live in, work in, or have a connection to the area where they want to buy the home.

5.3 Applicants must reside or be eligible to reside within the UK.

5.4 If the applicant already owns their own home, they may still be eligible for shared ownership, but will need to be assessed by an Independent Financial Advisor (IFA) and be able to confirm that they have:

- \* formally accepted an offer for the sale of their current home (called 'sold subject to contract' or 'STC').
- \* written confirmation of the sale agreed (called a 'memorandum of sale') including the price and their intention to sell.

The applicant must have completed the sale of their home on or before

the date they complete buying their shared ownership home.

"Local Connection" means an Eligible Occupier has a Local Connection with an area if:

that person or a person within that household currently lives in that area and has lived there for at least 2 (two) years; or

has Close Family ordinarily resident in the area (for a minimum period of 5 (five) years previously); or

has previously lived in that area (for a continuous period of at least 10 (ten) years); or

is either in employment or has an offer of employment as their main place of work in the area and is under contract for a minimum 12 (twelve) month period and for at least 16 (sixteen) hours a week.

Council Tax Band: D

Tenure: Leasehold (999 years)

Shared Ownership: 40% being sold, £482.86 per month rental payments

Monthly rent is £482.86

Service charge £27.00 - admin/building insurance premium and external management

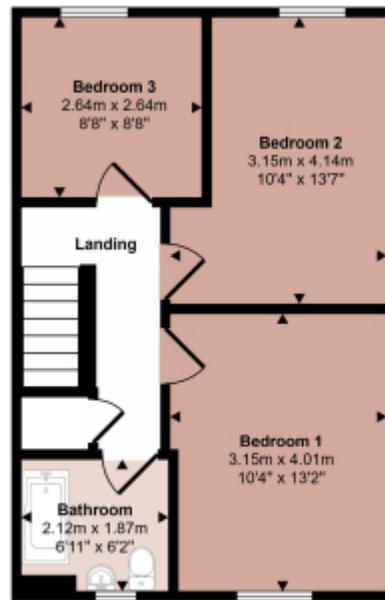
Progress housing - you can buy the entire house.



Approx Gross Internal Area  
87 sq m / 939 sq ft



Ground Floor  
Approx 43 sq m / 463 sq ft

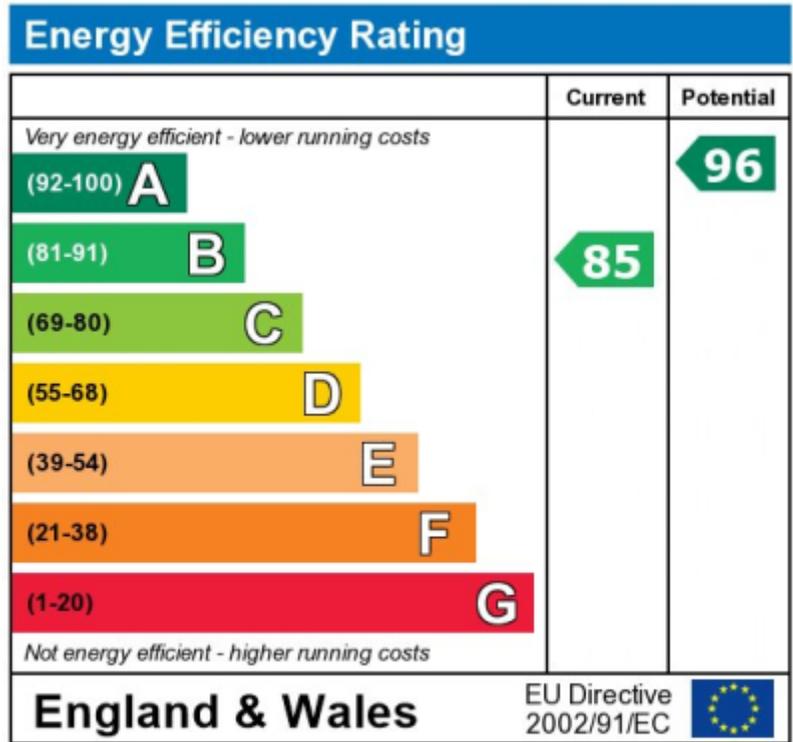


First Floor  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 © 2026 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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