



** Picture shows example property and not actual property

ALDHAM HOUSE LANE, WOMBWELL, S73 8RU, SOUTH YORKSHIRE **£125,000 – ONLY ONE AVAILABLE**

We are delighted to offer for sale this 2 bed end terraced property on the Shared Ownership Scheme. With only one shared ownership plot available this is an ideal opportunity for a first time buyers or families looking in the Wombwell area of Barnsley. This is a new and small housing development by Hooper Homes with only 40 homes.

Price £125,000 with the option to purchase from 35% to 75% of sale price (subject to eligibility)

Example – 35% share £43,750 with 65% rental approx. £200pcm and service charge approx. £20pcm
50% share 62,500 with rental approx. £145pcm with service charge approx. £20pcm

2 double bedrooms

Modern fitted kitchen/breakfast room

Living Room with French doors to the rear garden

House bathroom and downstairs WC

Parking for two cars

Leeds and Yorkshire Housing Association, 2 Shire Oak Road, Headingley, Leeds LS6 2TN
0113 220 8101 helptobuy@lyha.co.uk www.lyha.co.uk

Ground Floor

Living Room	French doors leading to rear garden and double glazed window to rear elevation
Kitchen/Breakfast Room	Modern fitted kitchen with hob, oven and extractor fan, window to front elevation.
Downstairs WC	White WC and basin.
Storage Cupboard	

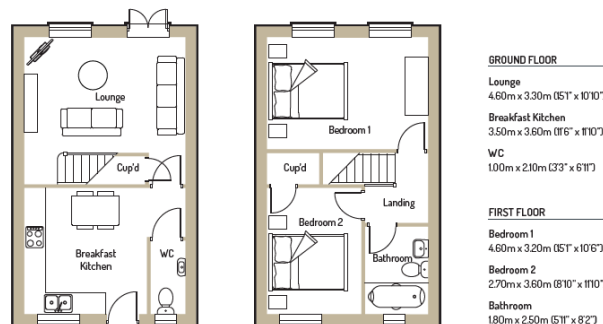
First Floor

Bedroom 1	Double glazed window to rear elevation
Bedroom 2	Double glazed window to front elevation
Bathroom	Modern fitted white bathroom suite with WC, wash hand basin and bath with shower over and double glazed window.
Storage Cupboard to landing	

Exterior

Garden to rear and tandem parking for two cars.

Floorplan



Please note: Dimensions are maximum and approximate

Location

This property is positioned within minutes of the local high street and just 3 miles from Barnsley town centre. Neighbouring towns and cities such as Rotherham, Doncaster and Sheffield are within a short, commutable distance

DISCLAIMER:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. Purchasers are advised to satisfy themselves as to the working order and condition of services or appliances. All measurements are approximate.

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