



Bolton Drive, Silsden, BD20 9FN

50% Shared Ownership £132,500

- 50% OWNERSHIP - SUBJECT TO RELEVANT CRITERIA
- **ALSO BEING MARKETED FOR FULL OWNERSHIP**
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- IDEAL FAMILY HOME
- RENT FOR THE ADDITIONAL 50% OF THE PROPERTY
- SEMI DETACHED PROPERTY
- REAR GARDEN
- RENOVATED TO A HIGH STANDARD THROUGHOUT

Bolton Drive, Silsden BD20 9FN

Offered with 50% or 100% ownership - subject to meeting the relevant criteria. This stunning, two double bedroom home is set in the exclusive Bolton Gardens development, built in 2022 and finished to the highest of specifications with luxurious fixtures and fittings throughout complete with a rear garden and off road parking.



Council Tax Band: C



PROPERTY DETAILS

Offered with a 50% ownership, pending the fulfilment of relevant criteria, this exceptional two-bedroom home is nestled within the prestigious Bolton Gardens development. Constructed in 2022, it boasts top-tier craftsmanship and opulent fixtures and fittings throughout. The property features off-road parking for two vehicles at the front and a landscaped garden at the rear.

Ideal for families, the accommodation comprises a generously sized entrance hall, cloakroom and an open-plan kitchen, dining and lounge area with double doors leading to the garden. Upstairs, there are two spacious double bedrooms and a contemporary family bathroom whilst the outside comprises of a block-paved driveway providing parking for two vehicles and a pleasant garden to the rear.

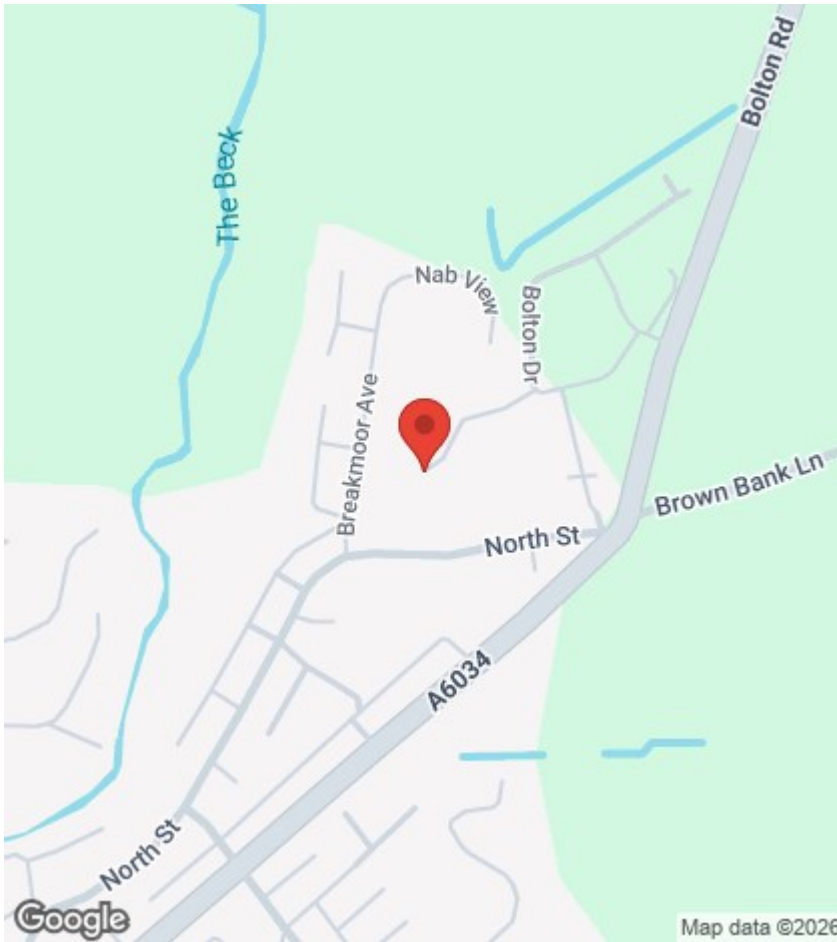
Situated in a highly sought-after town, this stunning residence offers convenient access to a variety of amenities including bars, restaurants, coffee shops, supermarkets and an outstanding primary school. Additionally, superb commuting links are within easy reach. For those seeking ample space, sophisticated style and luxurious living, this property presents an enticing opportunity.

The general eligibility criteria for Shared Ownership is as follows:

- * You must have a connection to the local area (Bradford District) either through work, immediate family or currently live there.
- * You also have the option to purchase the remaining 50% of the property after you have resided there for a year.
- * Rent for additional 50% of the property is approx. £340.00 per month which includes; a monthly estate management fee & insurance.

ADDITIONAL DETAILS

- * Any potential purchasers will need to be financially qualified by the shared ownerships chosen IFA - TMP (The Mortgage People). The purchaser is not obliged to use TMP to obtain their mortgage but must pass a financial assessment and sign off with them to satisfy our regulatory requirements. For an assessment, the applicant should register here: Home - TMP The Mortgage People (tmpmortgages.co.uk)
- * Auxesia Homes will also need to check that any buyer meets the Shared Ownership Eligibility Criteria.



Viewings

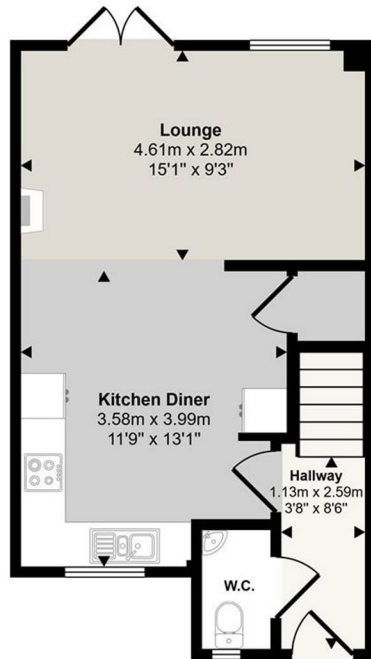
Viewings by arrangement only. Call 01535 655212 to make an appointment.

EPC Rating:

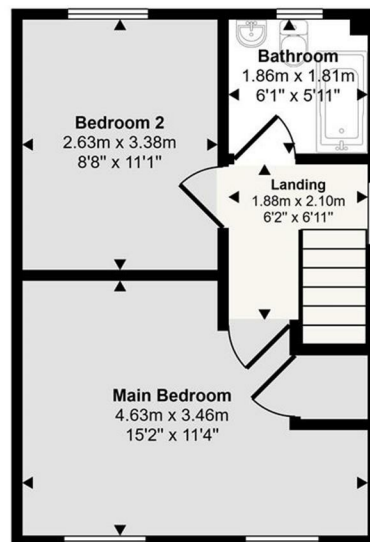
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft



First Floor
Approx 32 sq m / 348 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.