

53 Yates Garden, Wynyard

Prices From **£160,000**

Michael Poole
SALES · LETTINGS · AUCTIONS



53 Yates Garden

Wynyard, Stockton-On-Tees

An excellent opportunity to purchase this fabulous designed two-bedroom Kenley home at just 80% of its full market value, through the Discount Market Value (DMV) scheme by Hartlepool Borough Council.

- Available at 80% of full market value through the Discount Market Value (DMV) scheme
- Fantastic opportunity for eligible first-time buyers to get onto the property ladder
- Stylish two-bedroom Kenley home with a modern, thoughtfully designed layout
- Bright and spacious lounge, ideal for relaxing and entertaining
- Contemporary kitchen/diner with French doors opening onto the rear garden
- Two generously sized double bedrooms offering comfortable accommodation
- Modern family bathroom with contemporary fittings
- Discount Market Value scheme promoted by Hartlepool Borough Council
- Eligibility criteria and resale restrictions apply

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AVAILABLE AT 80% OF FULL MARKET VALUE – DISCOUNT MARKET VALUE (DMV) SCHEME

An excellent opportunity to purchase this beautifully designed two-bedroom Kenley home at just **80% of its full market value**, through the Discount Market Value (DMV) scheme promoted by Hartlepool Borough Council.

Perfect for first-time buyers, couples or small families, this stylish home offers modern living with a thoughtfully designed layout.

Upon entering the property, you are welcomed into a bright and spacious lounge, providing the ideal space to relax and unwind. Leading through the hallway, you'll discover a contemporary open-plan kitchen and dining area, complete with French doors opening onto the rear garden – perfect for entertaining or enjoying family time.

To the first floor, the property boasts two generously sized double bedrooms, offering comfortable and versatile accommodation. A modern family bathroom completes this attractive home.

Combining contemporary design, practical living spaces and an affordable route onto the property ladder, the Kenley is a fantastic opportunity not to be missed.

Early viewing is highly recommended.

Please note: The property is offered through the Discount Market Value (DMV) scheme, and purchaser eligibility criteria and resale restrictions apply.



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Who can apply for the scheme:

The scheme is for people who are unable to afford to buy a property from the open market. As mentioned above the eligibility criteria can vary but will generally include criteria such as:

- Your income must be such that you cannot afford to buy a property at open market value in the area, a household income of no more than 45% of the discount market value of the home

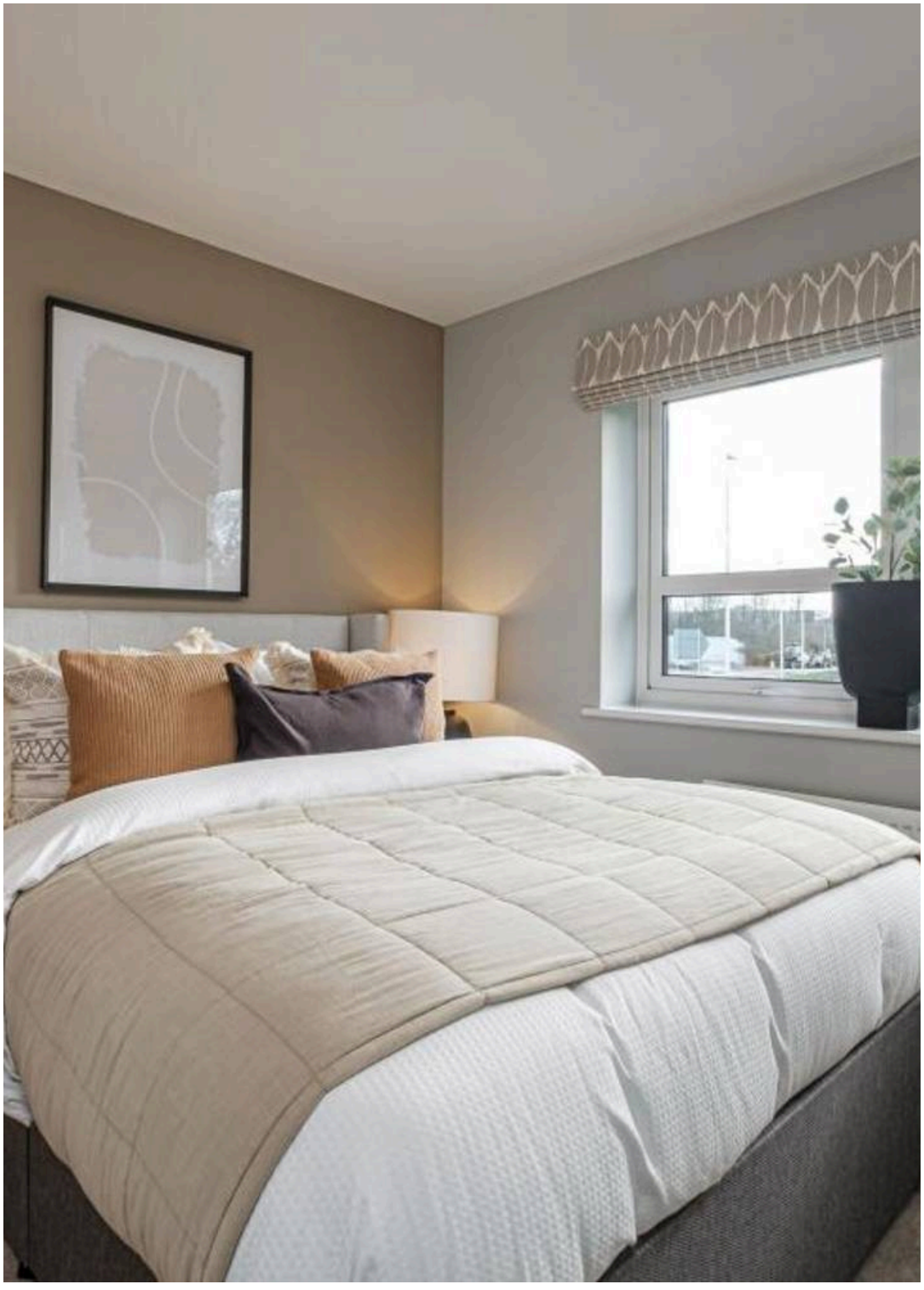
- You must have a local connection to the area – meaning that you must have lived in the rural west of the Councils administrative area continuous period of 3 years or have a close family connection with a person living in the Rural West for a continuous period of 3 years.

- You must be legally allowed to own a property in the UK.

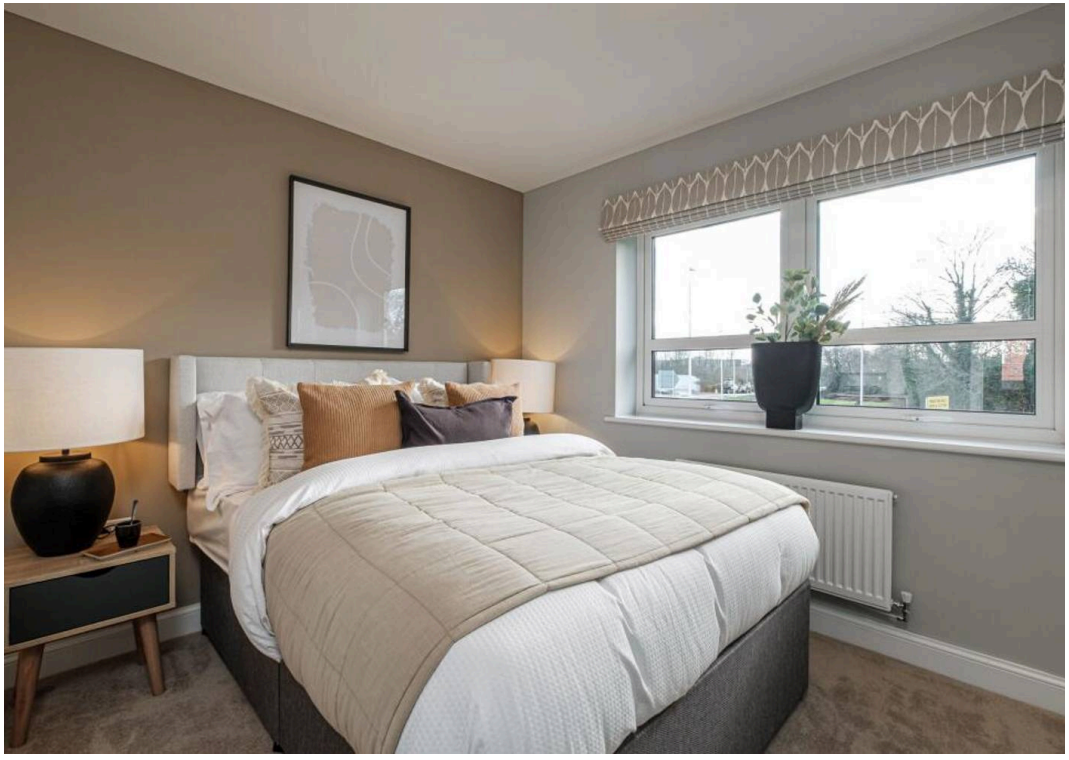
- You must not have a financial interest in any other residential property.

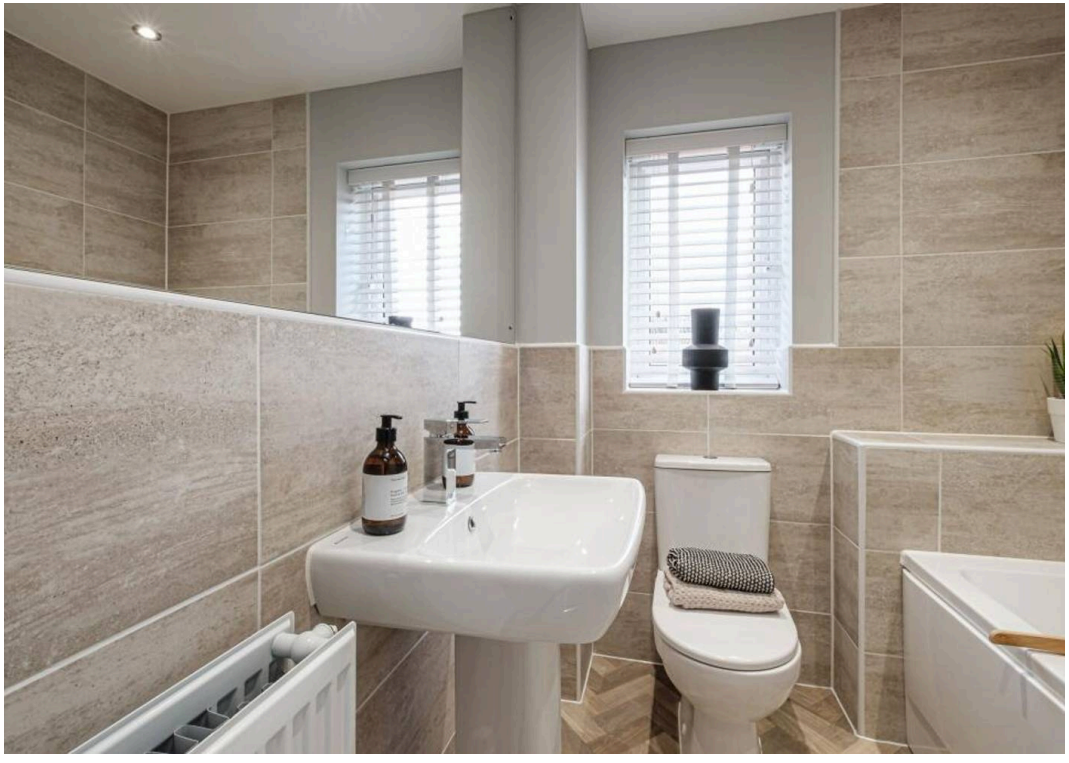
Council Tax band: TBD

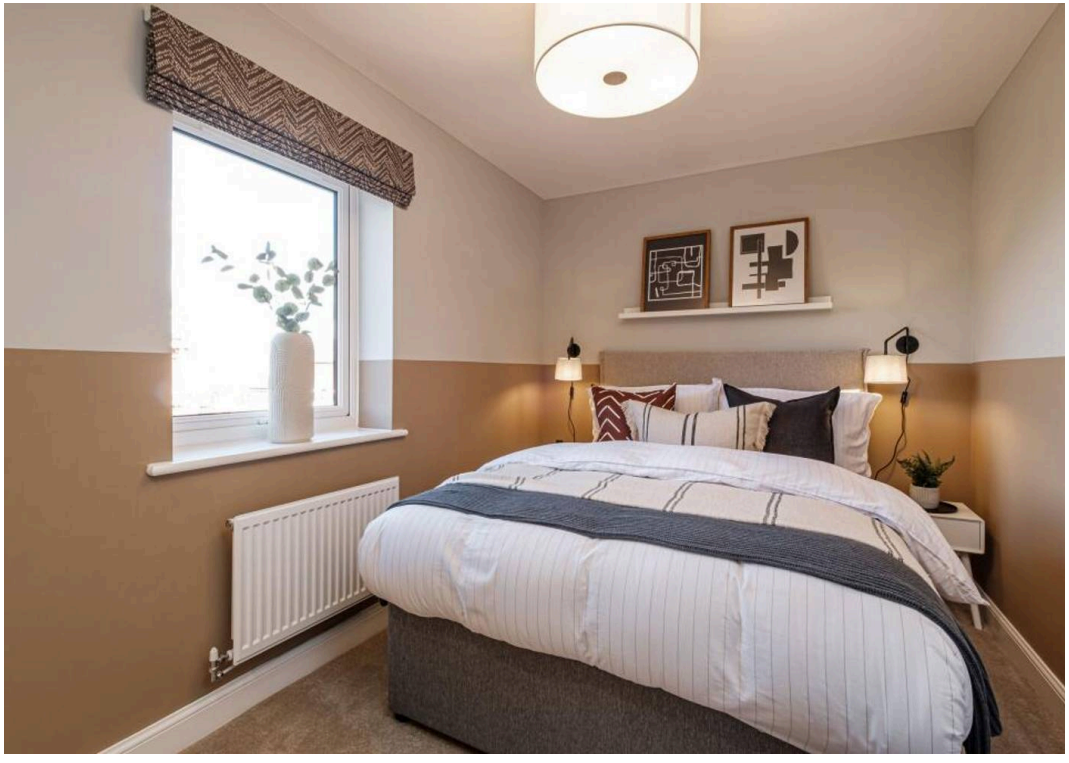
Tenure: Freehold

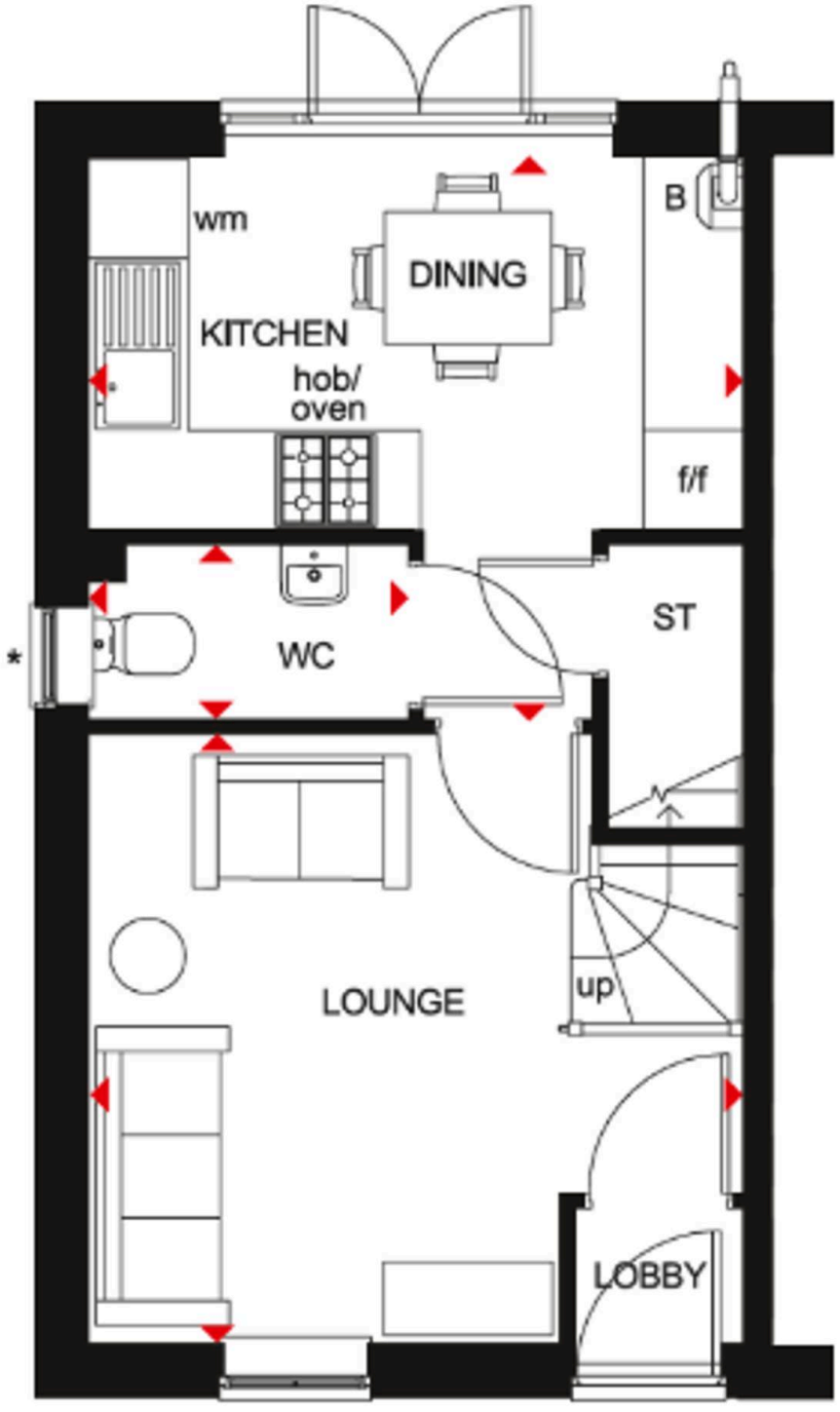



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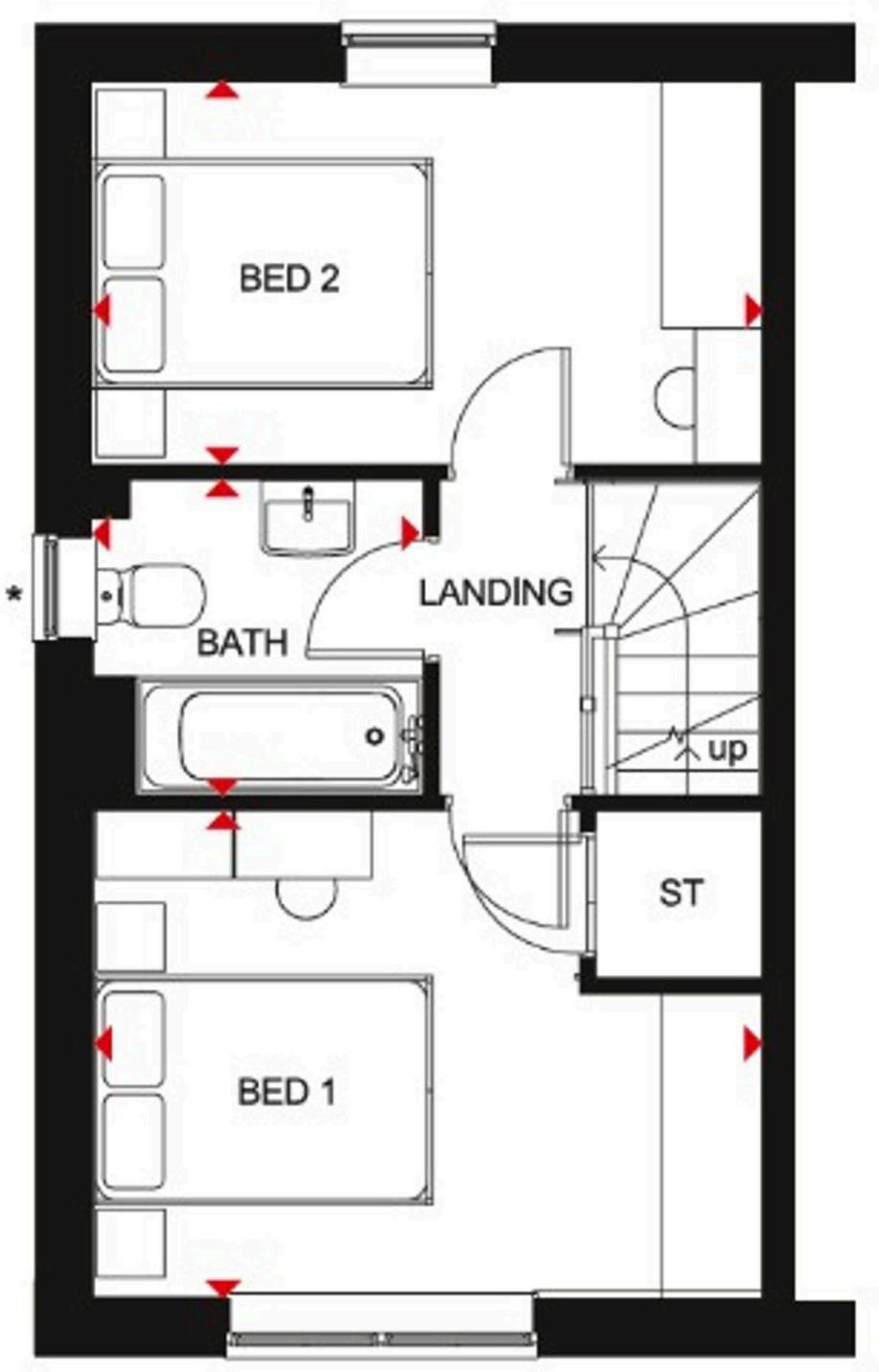






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