



## 3 Maple Court

Illingworth, Halifax, HX2 9RD

Asking Price £84,950 Leasehold

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**\*50% SHARED OWNERSHIP\*** Offered to the market with no onward chain, 3 Maple Court is a deceptively spacious terrace house offering three-bedroom accommodation over two floors, alongside a driveway and enclosed rear garden.

### Location

Set within a sought-after residential location convenient for a wide range of local amenities, including junior and infant and secondary schools, with both North Halifax Grammar School and Trinity Academy located a short distance from the property. The area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway network and rail network with regular services running from the main Halifax station to Leeds, Manchester and London. Additional local amenities include a range of independent retailers and public houses along with a nearby Morrison's supermarket.

### Accommodation

Access is gained into the entrance hallway with a staircase rising to the first floor. The door to your right takes you through to the spacious lounge with a large window to the front elevation allowing for natural light. A door leading off the lounge leads through to an inner hallway then accessing a cloakroom with w/c and wash-basin and a downstairs storage cupboard.

Moving through to the kitchen/diner which offers a range of wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include an oven and four-ring hob with extractor above. A door leads out to the rear garden.

Rising to the first floor landing accessing three bedrooms and the house bathroom. Two bedrooms are positioned to the front of the property while one double bedroom enjoys an outlook over the garden. The house bathroom has a three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower.

Externally, to the front of the property, a driveway provides off-street parking for two cars. To the rear, accessed from the kitchen/diner, an enclosed garden has a flagged patio area, lawn, and raised planters. There is also a useful outhouse.

### Agents Notes:

The property is available on a 50 % shared ownership basis, allowing purchasers to buy a share of the property while paying rent on the remaining share retained by the housing provider. This provides an affordable route onto the property ladder, with the opportunity to increase ownership in the future, subject to the lease terms and the landlords' (Together Housing) approval.

Council tax band: B

EPC rating: C

Ground rent: N/A

Service charge: N/A



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