10 Hartington Court, Elland, HX5 0BE

70% Shared ownership £75,000

bramleys

This 2 bedroomed, second floor apartment is being offered for sale on a 70% shared ownership basis with Together Housing. Providing spacious accommodation over one level, this apartment benefits from a separate kitchen and living space and modern fitments throughout. The property benefits from a garage, access to communal gardens, uPVC double glazing and gas central heating with the boiler being fitted in 2021. The property is situated in the convenient location of Elland which is ideal for access to the M62 motorway network and nearby local shops, doctors and other amenities. This property would most likely suit the downsizing single person or couple. The accommodation comprises:- entrance hall, lounge, kitchen, 2 bedrooms and a bathroom. Rent is payable on the remaining share.

Energy Rating: TBA

SECOND FLOOR:

Enter the property into:-

Entrance Hall

Where there are 3 storage cupboards.

Lounge

17'0" x 12'6" (5.18m x 3.81m)

A spacious reception room with dual aspect uPVC double glazed window and central heating radiator.

Kitchen

6'10" x 10'8" (2.08m x 3.25m)

Comprising a range of wall, drawer and base units with granite effect work surfaces, tiled splashbacks and an inset stainless steel sink with drainer. The kitchen is fitted with an electric oven, 4 ring electric hob, plumbing for an automatic washing machine, a uPVC double glazed window and the central heating boiler which was installed in January 2021.

Bedroom

9'9" x 13'4" (2.97m x 4.06m)

There is a uPVC double glazed window and central heating radiator.

Bedroom 2

9'7" x 13'6" (2.92m x 4.11m)

Fitted with a uPVC double glazed window and central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath. There are tiled splashbacks and tiled flooring.

Garage

A single garage with up and over door.

OUTSIDE:

Front

There is a useful store cupboard adjacent to the front door. The apartment block benefits from a communal garden and a parking area.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

PLEASE NOTE:

This property is being offered as a 70% shared ownership with together housing and remaining rents must be paid on the remaining 30%. As of June 2022, a sum of £331.91 is due quarterly which covers buildings insurance, caretaking services, communal cleaning, communal lighting, communal water and sewerage works, door entry, external light, maintenance, fire safety equipment, grounds maintenance, leasehold general repairs, major repairs sinking fund, management fee, replacement position, TV aerial, water tank treatment and the rent.

DIRECTIONS:

Leave our Elland office via Victoria Road going up the hill. Take the first right onto Coronation Street and then take a left hand turning onto Boxhall Road. Follow this road as it starts to bend round to the left and becomes Westgate and take the first right where there is a signpost for Mexborough House. Continue to the end of this road and turn left. Take a further left hand turning where Hartington Court can be found identified by a Bramleys For Sale board.

TENURE:

Freehold

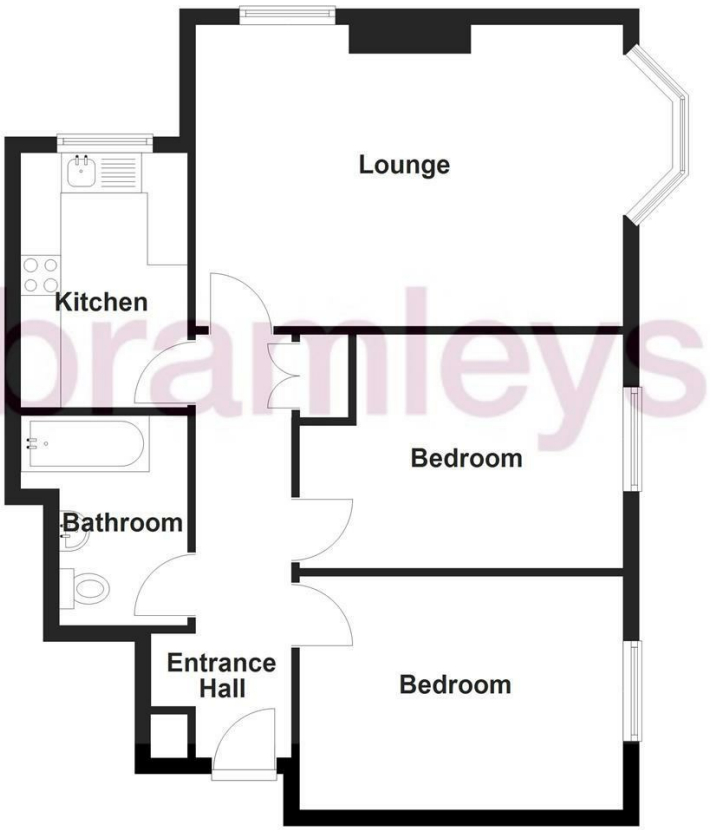
COUNCIL TAX BAND:

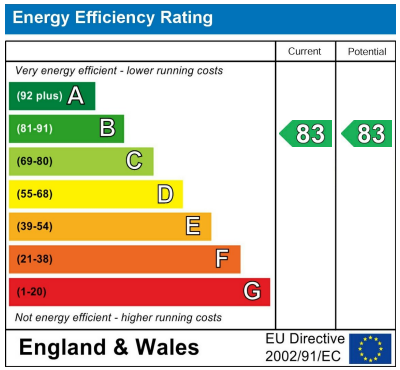
Band A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Ground Floor





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY