6 Francis View, Fixby, Huddersfield, HD2 2GP

35% Shared ownership £89,250

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SHARED OWNERSHIP 35% SHARE - £89,250 (with rent to pay to Housing Association)

OPTION TO PURCHASE 100% - £255,000

This well maintained end town house presents an excellent opportunity for families and professionals alike. Boasting a well-designed layout that includes an entrance hall, wc, lounge, dining kitchen, 3 bedrooms and bathroom.

Being neutrally decorated throughout and offering a blank canvass for the new owner to decorate to their own taste and style. The modern fixtures and fittings enhance the overall appeal, making this home both stylish and functional. The double-width driveway provides convenient parking for two cars and there is an enclosed private lawned garden to rear. Located on a private cul-de-sac, the property would make an ideal purchase for those with a young and growing family.

Handily located between J.24 and J.25 of the M62, the property is ideally located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire.

GROUND FLOOR:

Entrance Hall

A modern entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

WC

Having a modern two piece suite comprising wc, hand wash basin. There is also a central heating radiator.

Lounge

14'4 x 9'6 (4.37m x 2.90m)

Having a central heating radiator and uPVC double glazed window to the front elevation.

Dining Kitchen

16'8 x 11'5 (5.08m x 3.48m)

This spacious dining kitchen has a range of high gloss wall and base units with working surfaces over, sink unit with mixer tap, integrated oven and gas hob and space for a tall fridge freezer and washing machine. There is a corner cupboard which houses the Ideal central heating boiler. There is a central heating radiator, uPVC double glazed window to the rear and French doors to the garden.

FIRST FLOOR:

Landing

The landing has a central heating radiator, built in storage and access to the loft.

Bedroom 1

14'2 x 9'10 (4.32m x 3.00m)

This double room has a central heating radiator and a uPVC double glazed window.

Bedroom 2

11'8 x 8'9 (3.56m x 2.67m)

This second double has a central heating radiator and a uPVC double glazed window.

Bedroom 3

7'9 x 7'7 (2.36m x 2.31m)

This comfortable single bedroom has a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom has a modern suite comprising bath with shower attachment over and screen, wc, pedestal wash hand basin, built in cupboard and a central heating radiator. There is also a uPVC double glazed window.

OUTSIDE:

To the front is a tarmac double width driveway and electric vehicle charging point. A path down the side leads to the rear. The rear garden is fenced, provides a good level of privacy and is mainly laid to lawn with patio 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.

DIRECTIONS:

Leave Huddersfield via Bradford Road (A641), passing through the traffic lights at Hill House and Fartown Bar. Continue up Bradford Road, going straight ahead. On reaching Bradley Bar roundabout take a left hand turning into Fixby Road, continue along this road for approximately 1/2 mile and then take a left hand turning into Lightridge Road, after a short distance turn right into Francis View and right again where the property can be found on the right hand side.

PLEASE NOTE - SHARED OWNERSHIP:

The property is held on a Shared Ownership/Leasehold basis with Yorkshire Housing (THE CURRENT ASKING PRICE REFLECTS A 35% OWNERSHIP).

In order to be eligible to purchase the 35% share in the property under The Yorkshire Housing Associations T&C's, each prospective purchaser will need to fill out an application form and submit it to Yorkshire Housing.

There is an option to purchase 100% share - £255,000. If 100% is purchased, then the rent shown below will not apply and the property will be sold with the freehold interest.

Due to the property being sold on a 35% share basis, there will be an additional rent/service charges to pay to Yorkshire Housing, which is shown below.

SERVICE CHARGE & TENURE:

Leasehold

Shared ownership rent/service charge and ground rent: £445.96 per month

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

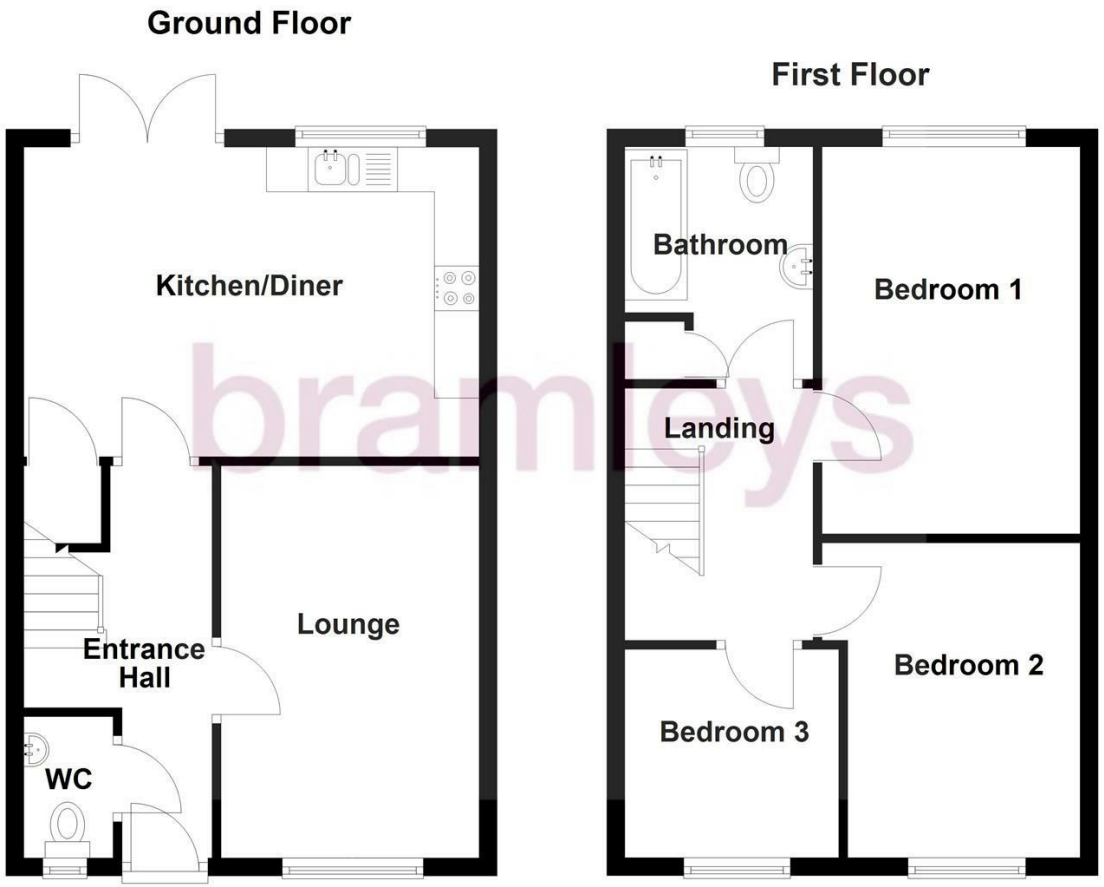
C

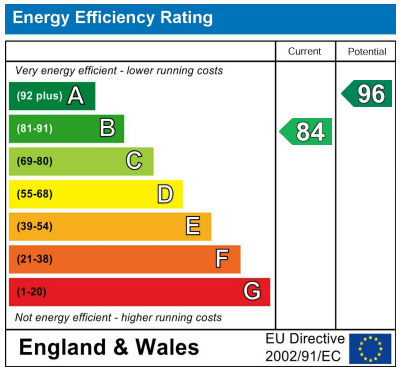
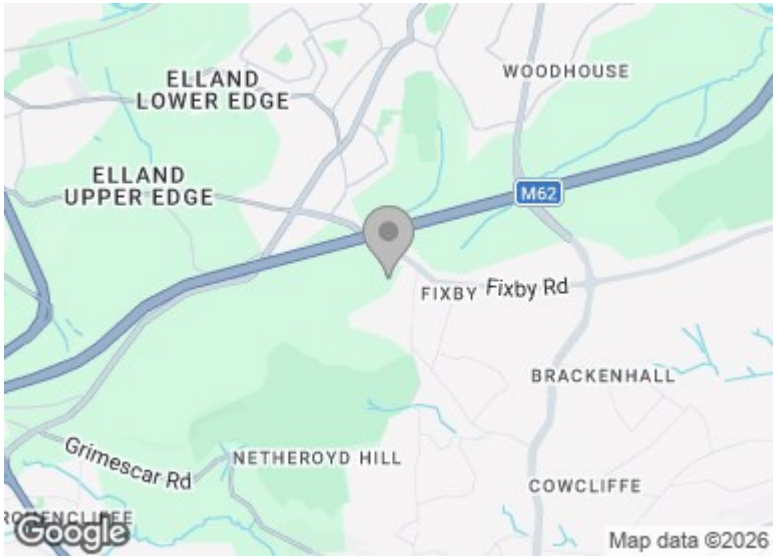
MORTGAGES:

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.

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.





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