Peter David Properties Ltd

Residential Sales and Lettings

37 Fox Court

Halifax, HX4 8EE

£32,000

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Greetland, Halifax, HX4 8EE

£32,000

Nestled in the sought-after Fox Court development in Greetland, Halifax, this beautifully presented first-floor apartment is an ideal home for those aged over 55. The property boasts two well-proportioned bedrooms and a comfortable reception room, providing ample space for relaxation and entertaining. The apartment features a modern bathroom, ensuring convenience and comfort for its residents.

One of the standout features of this property is its delightful views overlooking the bowling green, which can be enjoyed from the living area. The apartment is finished to a high standard throughout, with a light and neutral colour scheme that creates a warm and inviting atmosphere, making it feel like home from the moment you step inside.

Situated in close proximity to West Vale high street, residents will benefit from easy access to a variety of local amenities, including shops, cafes, and parks, enhancing the overall lifestyle experience. The property is available for sale with no onward chain, allowing for a smooth and straightforward purchasing process.

This apartment offers a 25% shared ownership opportunity, making it an attractive option for those looking to downsize or find a comfortable living space in a friendly community. With its appealing features and prime location, this property is not to be missed.

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

Leading in from the front of the property and upstairs to the first floor accommodation. At the top of the staircase is a window and storage cupboard as well as loft access with a drop down ladder for additional storage space.

Living Room

A well sized living space with views to the rear aspect overlooking the bowling green and surrounding landscape, the living room has a feature electric fireplace in a marble setting as the focal point with light grey walls and ceiling coving.

Kitchen

Accessed from the living room, the kitchen has cream base and wall units with glass fronted display cabinetry built in. A breakfast bar provides versatile worktop space and a Belfast sink adds a stylish and practical touch. There is a stove and hob with extractor fan, a built in fridge freezer as well as a washing machine and dishwasher. White and grey tiled splashbacks, paired with cram walls, provide a light and airy space with views over the front aspect.

Bedroom One

A double bedroom overlooking the rear aspect with a white colour scheme throughout. There is ample space for bedroom furniture.

Bedroom Two

A well sized single bedroom to the front aspect currently used as a dressing room with a light cream colour scheme.

Shower Room

With a corner shower, hand basin, w/c and heated towel rail, the shower room has built in storage cupboards and vanity unit

External

There is a parking space to the front of the home outside the front door for ease and convenience.

Shared Ownership

Shared ownership is aimed at people who otherwise would be unable to afford to purchase a home suitable for their current housing needs.

The property lease will contain a requirement that the leaseholder meets a minimum age requirement, and may also contain a requirement for additional occupiers to also meet the same age requirement. The lease may also contain a requirement for the leaseholder to live an independent lifestyle.

To qualify for older persons shared ownership our requirements are that a buyer must demonstrate a need for affordable home ownership and be able to sustain ongoing housing costs, and if applicable, show a commitment that their existing home is being sold or will be sold.

Rent Charge £204.73
Supporting Costs £13.48
Maintenance Reserve £34.06
Service Charge £70.75

Affordable Ownership

Applicants with sufficient equity to be able to purchase a suitable home outright on the open market may not be assessed as eligible. It is expected that applicants will use the majority of their capital to fund the purchase of a property.

To meet these terms we expect that an applicant will use at least 60% of their savings and capital to fund the purchase of the property and must have a form of income, savings or capital to be able to sustain ongoing housing costs.

It is recognised that this calculation will not be appropriate in some cases, for instance where there are relatively low property values or on low equity percentages being sold. In these cases we will look at the amount of capital which an applicant will retain following the purchase.

We recognise that some applicants may need to retain a higher level of savings or investments to provide on-going income to cover living and care costs.

Our allowance for the retention of capital to fund living and care costs is £100,000 (sole applicant) / £125,000 (joint applicants). So a sole applicant with up to £100,000 capital remaining following the purchase will be approved*. Joint applicants with up to £125,000 capital remaining will be approved*.

*subject to applicant also satisfying any other eligibility criteria

Some leases allow us to apply flexibility around the retained capital allowance. We will assess applications on an individual basis and no assumptions should be made regarding eligibility until the application has been formally assessed by Places for People.

Directions

For Satnav please use the postcode HX4 8EE

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

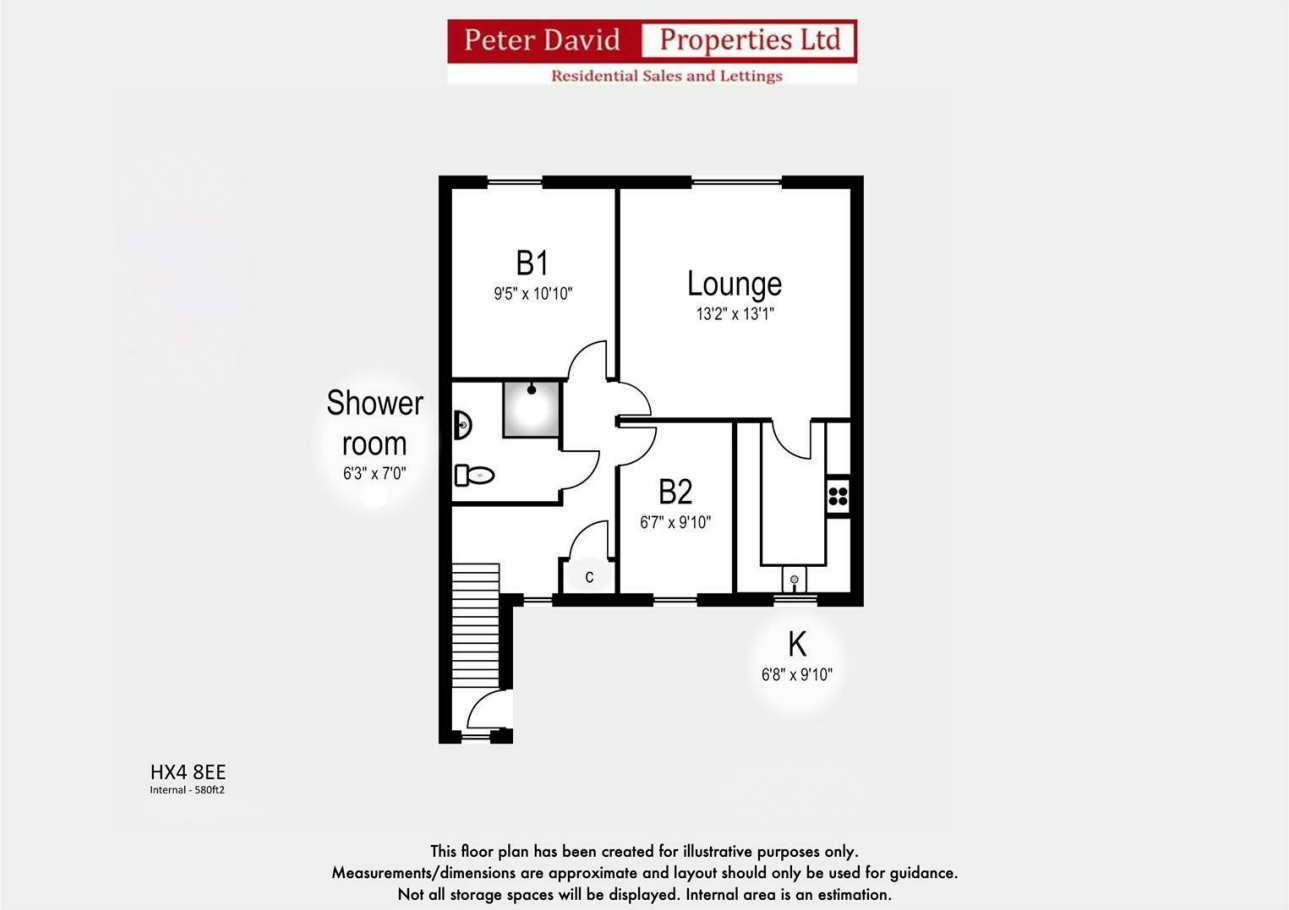
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

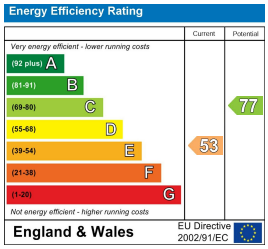
Floor Plan

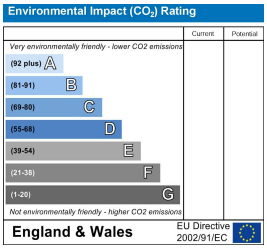


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.