

17 Hudson Avenue,
Notton WF4 2NY

50% SHARED OWNERSHIP
£80,000



**** NO ONWARD CHAIN** THIS THREE BEDROOM PROPERTY IS RIPE FOR RENOVATION AND OFFERS SPACIOUS ROOM SIZES ON A SMALL CUL DE SAC WITH OPEN PARKLAND OPPOSITE. IT BENEFITS FROM A GENEROUS REAR GARDEN WITH DRIVEWAY PARKING.**

SHARED OWNERSHIP LEASEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'9" a 13'11" max

You enter the property through a uPVC door into a spacious hallway where there is ample space to remove coats and shoes on entering the property. There is also a large understairs cupboard for storing household items. Wood effect vinyl flooring underfoot offers a practical solution. A white painted carpeted staircase ascends to the first floor. Doors lead to the lounge, dining kitchen and downstairs W.C..

DINING KITCHEN 10'11" x 9'5" max

This generous dining kitchen can be found to the front of the property with a window enjoying views out to the park opposite. It is fitted with beech effect base and wall units, dark coloured roll top laminate worktops, white tiled splashbacks and a stainless steel sink with drainer and mixer tap. Cooking facilities comprise of a gas hob with integrated extractor fan over and an electric fan oven. There is space for a tall fridge freezer and plumbing for a dishwasher and a washing machine. There is vinyl flooring underfoot and spotlights to the ceiling completed the look. A door leads into the hallway.

**LOUNGE 11'0" x 16'9" max**

This superb lounge is located to the rear of the property and benefits from French doors which open out to the garden. There is ample space for lounge furniture. A door leads into the hallway.



DOWNSTAIRS W.C. 3'0" x 5'1" max

This downstairs W.C. is located to the front of the property with an obscure window allowing light to enter. It is fitted with a low level white W.C. and a matching wall mounted hand wash basin with a white tiled splashback. There is vinyl flooring underfoot. A door leads into the hallway.

FIRST FLOOR LANDING 7'2" x 9'7" max

A carpeted staircase with a white spindled balustrade ascends to the first floor landing. Two generous cupboards provide storage for household items and a hatch gives access to the loft. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE 9'2" x 12'9" max

Positioned to the front of the property with a window looking out over the park opposite, this double bedroom has ample space for freestanding bedroom furniture and neutral décor. There is vinyl flooring underfoot. A door leads to the landing.

BEDROOM TWO 10'10" x 9'1" max

Another double bedroom this time to the rear of the property with a window looking out over the garden. It has ample space for freestanding bedroom furniture and vinyl flooring underfoot. A door leads to the landing.

BEDROOM THREE 7'4" x 9'4" max

This single bedroom can be found to the rear of the property with a window overlooking the garden. There is space to accommodate freestanding bedroom furniture. A door leads to the landing.

BATHROOM 5'6" x 7'1" max

This contemporary house bathroom is fitted with a three piece white suite comprising of a pedestal wash basin with mixer tap, a low-level W.C. and a bath with a thermostatic mixer shower over. The room is partially tiled with white tiles and there is vinyl flooring underfoot. Spotlights to the ceiling complete the look. A door leads to the landing.



GARDENS & EXTERIOR

To the rear of the property is a large garden space which is mostly laid to lawn with a patio area adjacent to the house perfect for al fresco dining. To the front of the property is an open lawned garden with a paved path leading to the front door. There is a driveway alongside the property.





SHARED OWNERSHIP

The property is available to purchase on a shared ownership basis with either 50% available to purchase at £80,000 or 75% available to purchase at £120,000.

The remaining ownership will be owned by a Housing Association and the rental payments required are: 50% share - £178.57 per month 75% share £89.25 month. There is also a monthly service charge payable of £12.06.

~ Agent Notes ~

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

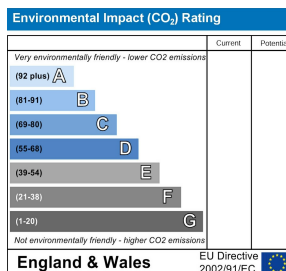
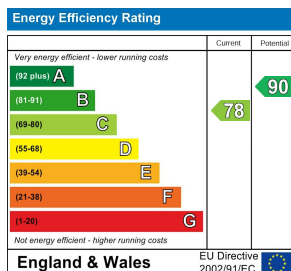
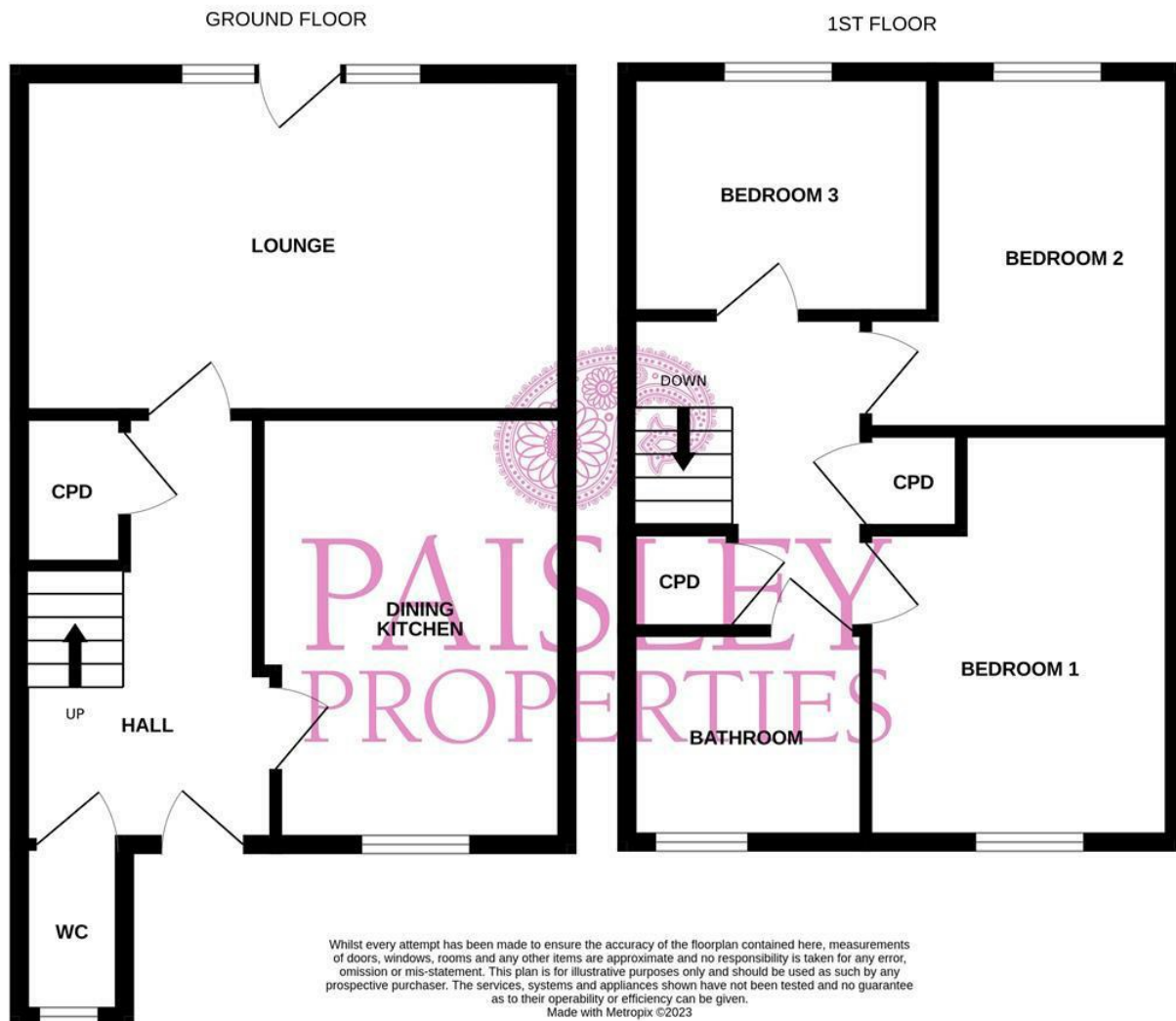
~ Paisley Mortgages ~

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

~ Paisley Surveyors ~

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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