







10 Magpie Way

Chesterfield • Derbyshire • S41 7FA

50% Shared Ownership - £105,000

Occupying a desirable cul-de-sac position, this well-appointed semi-detached home on Magpie Way offers a fantastic blend of modern style and comfortable living, making it an ideal choice for first-time buyers, small families, or those looking to downsize. Available on a 50% shared ownership basis, this property allows buyers to purchase a share while paying rent on the remaining portion retained by South Yorkshire Housing Association, providing a practical route to homeownership. Thoughtfully designed and spanning 718 sq. ft., the home features a welcoming entrance hall leading to a convenient cloakroom/WC. The spacious open-plan kitchen and living area boasts contemporary fittings, integrated appliances, and French doors that open onto the rear garden, flooding the space with natural light. The kitchen is well-equipped with stylish units, under-unit lighting, a stainless steel sink, a built-in fridge/freezer, an electric oven, and a four-ring gas hob with a concealed extractor. Space and plumbing are available for a dishwasher, while a handy under-stair storage area offers room for a washing machine and tumble dryer. Upstairs, two well-proportioned double bedrooms provide ample space, with one spanning the width of the property and overlooking the rear garden, and the other offering front-facing views along with a built-in airing cupboard housing the gas combi boiler. A thoughtfully designed bathroom completes the first floor, featuring a white three-piece suite with a panelled bath, bath/shower mixer tap, pedestal washbasin, and a low-flush WC. Externally, the property enjoys a private enclosed rear garden with a paved seating area, decorative gravel bed, lawn, and a patio—perfect for outdoor relaxation. A gravelled hardstanding area offers space for a garden shed, while tandem off-street parking for two cars is conveniently provided via the shared driveway. Situated in a popular and convenient location, the property is well placed for accessing local amenities, schools, parks, and transport links into Chesterfield town centre.

Shared Ownership Details This property operates under a shared ownership scheme, allowing you to purchase a 50% share while paying rent on the remaining portion retained by South Yorkshire Housing Association. The full market value of the property is estimated at £210,000, with a monthly rent of approximately £228.10 on the retained share. Additional management and buildings insurance fees are expected to be £48.44 per month. These costs will be in addition to any mortgage repayments on the purchased share. After 12 months of residency, buyers may have the option to purchase additional shares through a process known as 'staircasing,' potentially leading to full ownership over time. Other share purchase options may be available, subject to consent from South Yorkshire Housing Association. **Qualifying Criteria** - South Yorkshire Housing Association may need to agree on a sale on this property, and may have qualifying criteria. This can be discussed with you if you are considering making an offer. Such criteria will usually not allow a person to buy a shared equity home as a second property for example.





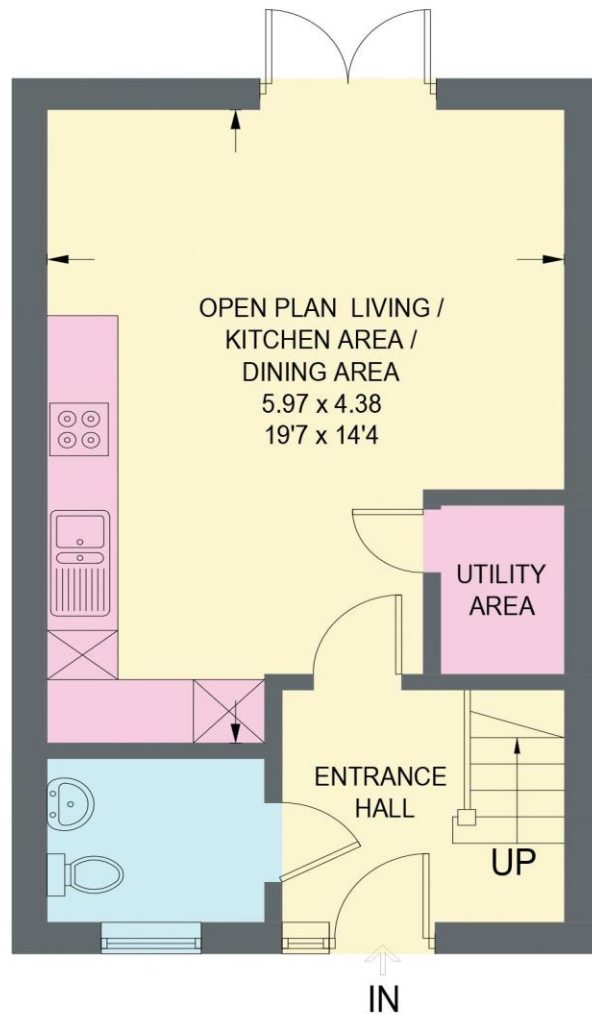
- Semi-Detached Home
- 50% SHARED OWNERSHIP
- Two Large Double Bedrooms
- Beautifully Presented Throughout
- Open Plan Kitchen/Living Room
- Three Piece Family Bathroom
- Ground Floor WC
- Excellent Local Amenities
- Enclosed Rear Garden and Off Street Parking
- EPC: B / Council Tax Band: A



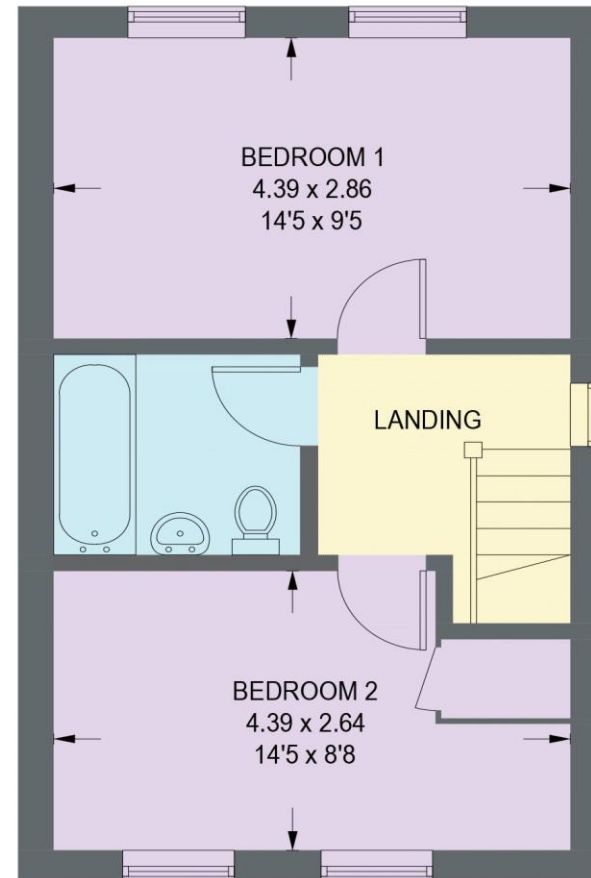


10 MAGPIE WAY

APPROXIMATE GROSS INTERNAL AREA = 66.7 SQ M / 718.4 SQ FT



GROUND FLOOR
33.3 SQ M / 358.4 SQ FT



FIRST FLOOR
33.4 SQ M / 360 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1198187)



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