



3 Fox Court, Halifax, HX4 8EE

£31,250

****25% SHARED OWNERSHIP**OVER 55s** Offered FOR SALE with NO CHAIN is this TWO bedroom first floor apartment overlooking the bowling green in the sought after area of West Vale. Accommodation comprises; Entrance lobby, landing with storage, lounge, kitchen, two bedrooms and bathroom. Allocated parking space for one car. The property has the benefit of Upvc double glazing, cavity wall insulation and gas central heating. Close to the amenities of West Vale, transport links and access to the M62 motorway network. Viewing essential.**

Ground Floor

Entrance Lobby

Composite obscure double glazed door with Upvc double glazed panel above and Upvc double glazed window to rear. Radiator, staircase access to first floor;

First Floor

Landing



Storage cupboard housing the fusebox, radiator and panic alarm. Upvc double glazed window to rear, room stat and loft hatch. Doors to bathroom, bedrooms and lounge;

Lounge 9'4" x 11'9" (2.85 x 3.6)



Radiator, Upvc double glazed window to front and side. T.v. point, telephone point, panic alarm and intercom entry system. Door to kitchen;

Kitchen 6'8" x 9'10" (2.05 x 3)



Having a range of wall and base units with laminate

worktop and tiled splashbacks. Space for fridge/freezer, 'Worcester' combi boiler, stainless steel sink and drainer and plumbing for washing machine. Radiator, breakfast bar, Upvc double glazed window to rear, panic alarm, extractor fan and stop tap.

Bedroom One 9'4" x 11'9" (2.85 x 3.6)



Double bedroom with radiator, telephone point and panic alarm. Upvc double glazed window to front.

Bedroom Two 6'6" x 9'10" (2 x 3)



Single bedroom, radiator, panic alarm and Upvc double glazed window to rear.

Bathroom 6'0" max x 6'10" max (1.85 max x 2.1 max)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with 'mira' electric shower over. Part tiled walls, grab rail and electric shaver point. Radiator, extractor fan and panic alarm.

External



Bin store, gas and electric meters and external light. Small slate area and communal hanging space for washing.

Parking

Allocated space for one car

Shared Ownership

This sale is for 25% shared ownership. You can purchase up to 75% from places for people. Rent and service charge £324.78 per month. (Broken down as follows; Service charge £68.20; Maintenance Reserve £32.35; Supporting costs £13.12; Monthly insurance in advance; £13.33; Rent charge £197.78) If an offer is accepted then an application form will need to be completed for Places for People to assess. Single applicants must have no more than £75,000 in assets. Couples £100,000.

Tenure

We have been advised by the vendor that the property is leasehold. Lease is 125 years from 19/04/1993. No ground rent.

Water

Water meter

Energy Rating

E

Council Tax Band

B

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

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.

Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR

HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Other Details

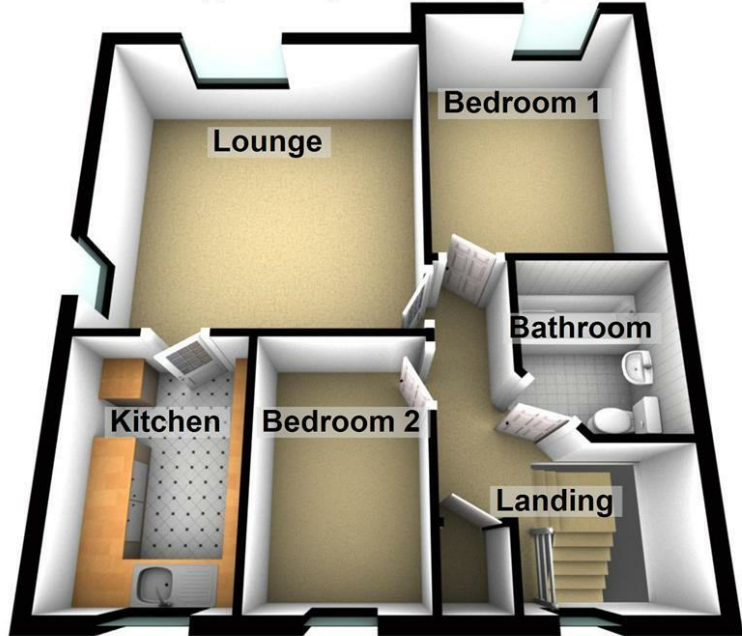
You would require the landlords permission to keep a pet

Floor Plan

Ground Floor
Approx. 3.4 sq. metres (36.7 sq. feet)

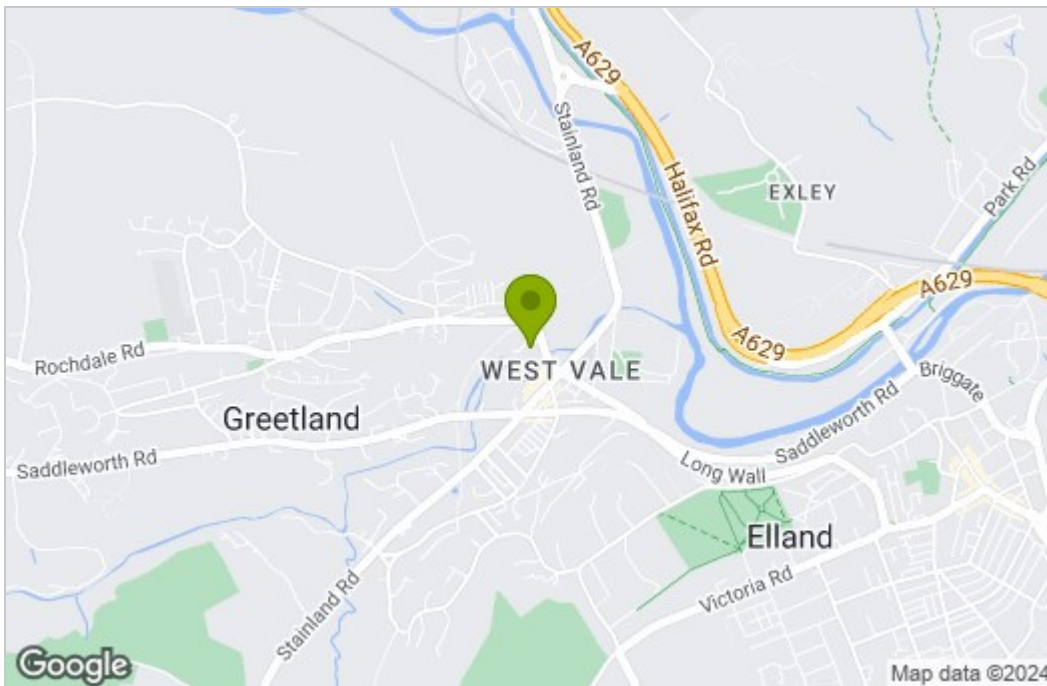


First Floor
Approx. 51.9 sq. metres (558.2 sq. feet)

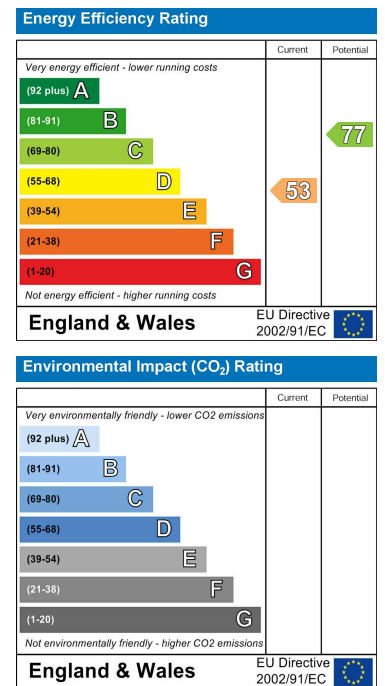


Total area: approx. 55.3 sq. metres (594.9 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.