







90 Woodyard Avenue

Tapton • Chesterfield • S41 7WF

£97,500

£97,500 for 50% Ownership A modern two bedroom end-terraced home located in Tapton, just a short distance from Chesterfield town centre. The area benefits from excellent local amenities including shops, cafés, footpaths and cycle routes, with Chesterfield Canal and nearby parks providing great outdoor options. Transport connections are strong, with easy access to bus routes, Chesterfield Train Station and road links towards Sheffield. This property is ideal for first-time buyers or buyers with no onward chain. The ground floor is fully open plan, creating a light and spacious living–kitchen–dining arrangement. Enter the property and turn left into the living area, which features sliding doors opening out to the front patio. To the rear is the modern L-shaped fitted kitchen, offering integrated appliances, ample cupboard storage and space for a dining table in the centre. A convenient downstairs WC completes the ground floor layout. Upstairs, both bedrooms are front-facing. The main bedroom is a well-proportioned double, while the second bedroom is a single, ideal as a home office or nursery. The modern family bathroom is fully tiled and features a three-piece suite comprising a bath with overhead shower, sink and WC. Externally, the front of the property offers a patio seating area, driveway parking and a single garage fitted with an EV charger. To the rear, there is an open lawn area with a footpath behind. £195,000 Full Ownership Value - Opportunity to purchase additional shares up to 100% ownership, subject to valuation and eligibility. Monthly Rent on Unsold Share: £266.66 (on the remaining 50%, subject to annual increases and potential changes if completion falls in a new financial year) Monthly Lease Management Fee: £26.30 Annual Buildings Insurance: £8.36 Leasehold - Shared Ownership Lease Remaining: Approx. 120 years (Original 125 year lease commencing 30th July 2021) Managed by Heylo Housing





- £97,500 for 50% Ownership
- Two Bedroom End Terraced House
- Perfect First Home
- Open Plan Ground Floor Living
- Living Room w/ Sliding Doors
- Modern Fitted Kitchen

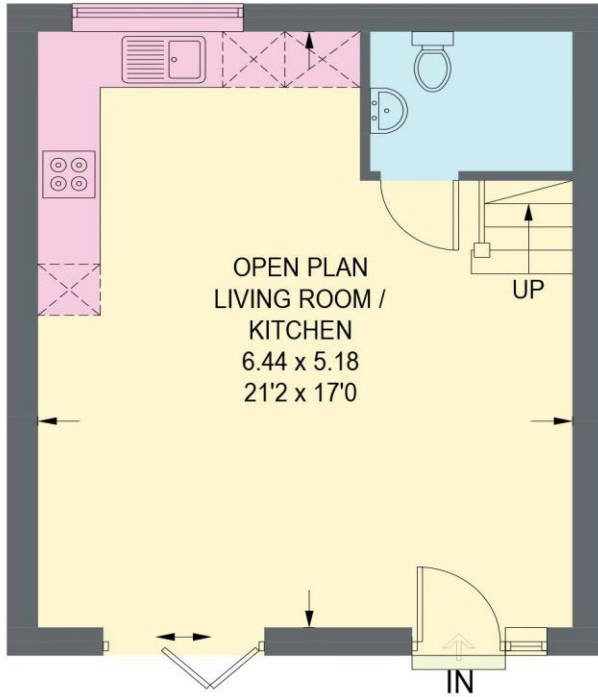
- Two Good Sized Bedrooms & Modern Three Piece Suite Bathroom
- Private Enclosed Patio, Driveway & Garage
- Opportunity to Purchase Additional Shares upto 100%
- Council Tax Band A/EPC Rating B



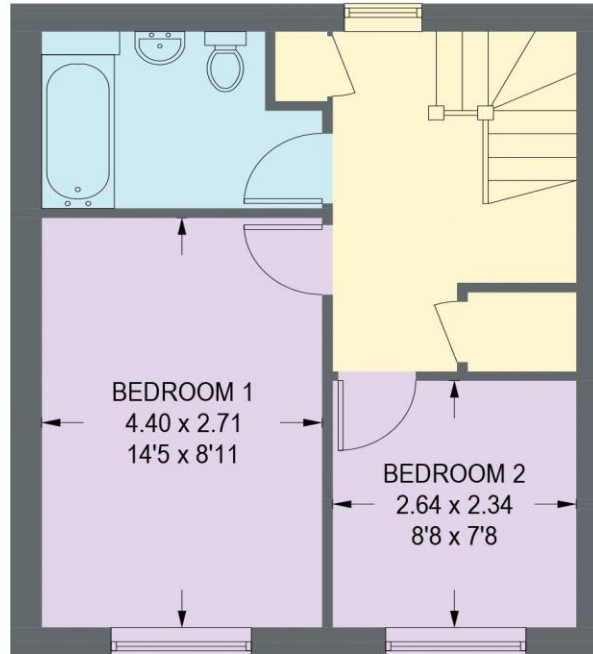


90 WOODYARD AVENUE

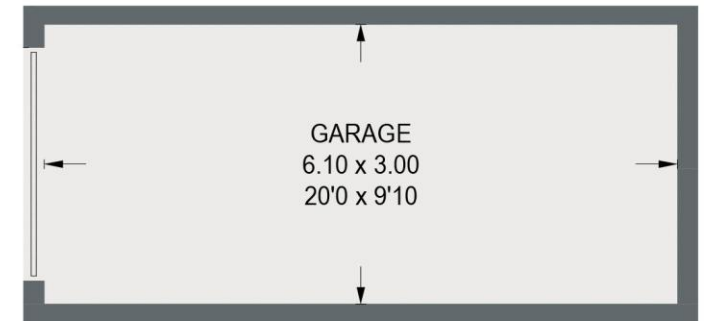
APPROXIMATE GROSS INTERNAL AREA = 88.9 SQ M / 957 SQ FT



GROUND FLOOR
55.8 SQ M / 600.6 SQ FT



FIRST FLOOR
33.1 SQ M / 356.3 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1278332)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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