STAATS HUYSEN
MAKELAARS

For Sale

Assinkbos 15, Hoofddorp

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tel: 023-5571999

Assinkbos 15

Description

Will you seize this opportunity? This charming family home with great potential features three spacious bedrooms, a sunny south-facing backyard, parking right outside the door, and a bathroom that you can modernize entirely to your own taste. The property sits on a plot of 116 m² and offers plenty of possibilities to turn it into your ideal home.

The location is particularly practical. Within short distance, you will find the 't Paradijs shopping center for daily groceries, the weekly market, and various amenities, including a health center. The center of Hoofddorp, the Haarlemmermeerse Bos, and the Toolenburgerplas are also quickly accessible by bicycle. Thanks to the convenient location near the A4, A5, A9, and A10 highways, bus stops, and Schiphol Airport, Haarlem, Amsterdam, and other destinations are easily accessible.

Layout
You reach the entrance of the home via the low-maintenance front garden. The hallway contains the meter cupboard (5 circuits, RCD, fiber optic connection, and smart meter), the toilet, and access to the living room. The seating area is located at the front of the house and offers a view of the quiet street. Under the stairs, you will find a practical storage cupboard for extra storage space. At the rear lies the neat L-shaped kitchen, equipped with a freestanding fridge-freezer and the following built-in appliances: gas stove with extractor hood, oven, dishwasher, and sink. Thanks to the generous dimensions, there is ample room for a long dining table with up to six chairs.
Through the back door, you step into the low-maintenance backyard, which is approximately 8 meters deep. The garden faces the sunny south, allowing you to enjoy the sun to the fullest. Thanks to the awning, you can easily create a shady spot-on warm day. Behind the garden is the storage shed, and there is also a practical back entrance. This leads to a small playground, ideal for children!

On the first floor, there are two (formerly three) spacious bedrooms and the bathroom. The bedroom at the rear spans the full width of the house (approx. 5.19 meters) and benefits from plenty of daylight thanks to two large skylights. This room was originally divided into two bedrooms and can easily be split again if desired. Furthermore, additional storage space can be created under the sloping roof. The bedroom at the front is also generously sized at approximately 13 m².
The bathroom is located at the front of the house and has an area of ??nearly 6 m².
It absolutely needs to be renovated, but this offers you the opportunity to design the bathroom entirely to your own taste. Connections for a bathtub, separate shower, toilet, and washbasin are already present.

Assinkbos 15

Description - continued

On the landing, there is a practical built-in cupboard with sliding doors, ideal for storing towels, bedding, and other household items.

A fixed staircase leads to the second floor. Here you will find a landing, two storage rooms, and a spacious third bedroom. The central heating boiler (Intergas, 2021) and the connections for the washing machine and dryer are located in one of the storage rooms. The bedroom measures nearly 14 m^2 and features a skylight that provides pleasant daylight. Here, too, there is plenty of storage space available under the sloping roof. From the landing, the practical attic is accessible via a separate ladder. An ideal place for storing suitcases, Christmas decorations, and other seasonal items.

The parking spaces are located at the front of the house, allowing you to park your car practically right in front of the door.

The home has an energy label B (valid until 2035), is fully insulated, and is therefore ready for the future. The wooden window frames were painted approximately four years ago, and almost all windows are fitted with double glazing; only the toilet and bathroom still have single glazing.

Unique property website

This property features a unique property website: www.assinkbos15.nl, where you can find the brochure, floor plans, and other relevant documents.

Assinkbos 15

Characteristics

Asking price	: € 485.000,- k.k.
Type of home	: Family home
Living area	: Approx. 102 m2
Lot area	: 116 m2
Year of construction	: 1983
Number of rooms	: 4, of which 3 bedrooms
Garden direction	: South
Heating system	: Central heating system (Intergas 2021)
Insolation	: Fully insolated
Energielabel	: B, valid until 2035
Foundation risk indicator	: Not elevated

Assinkbos 15

Pictures

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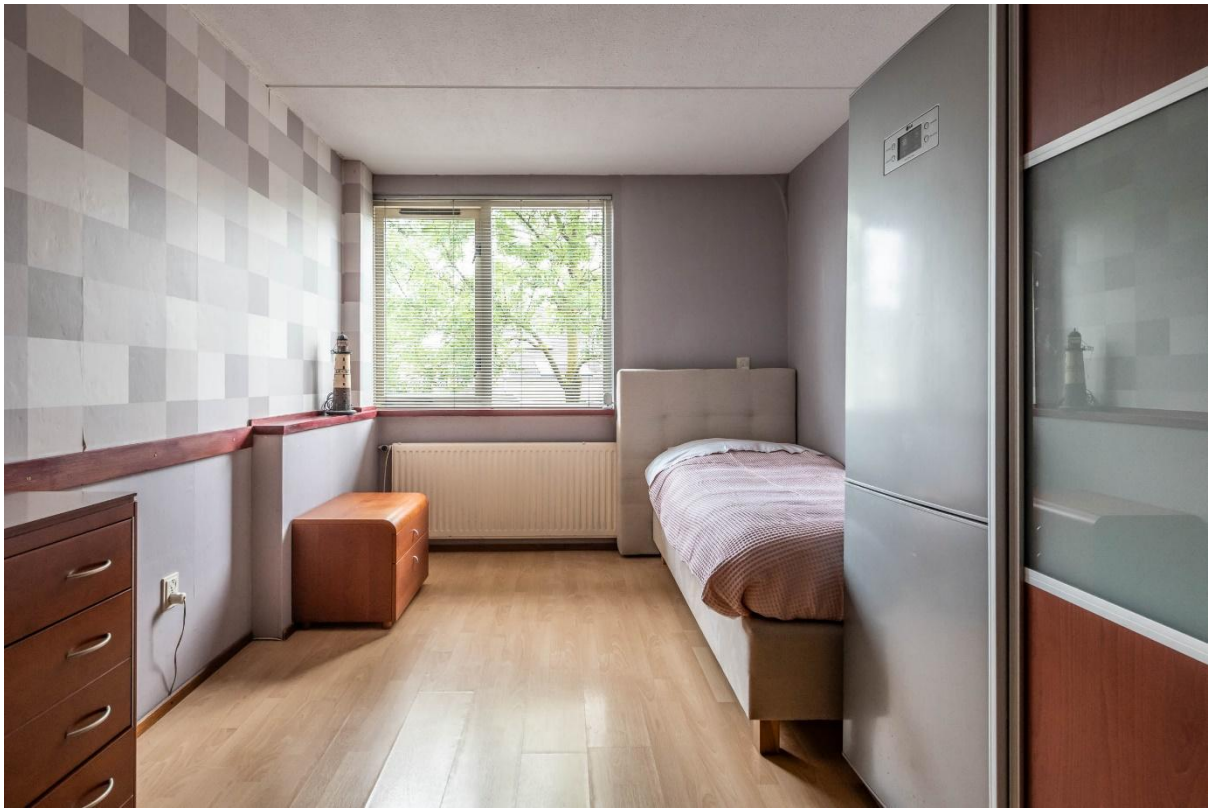

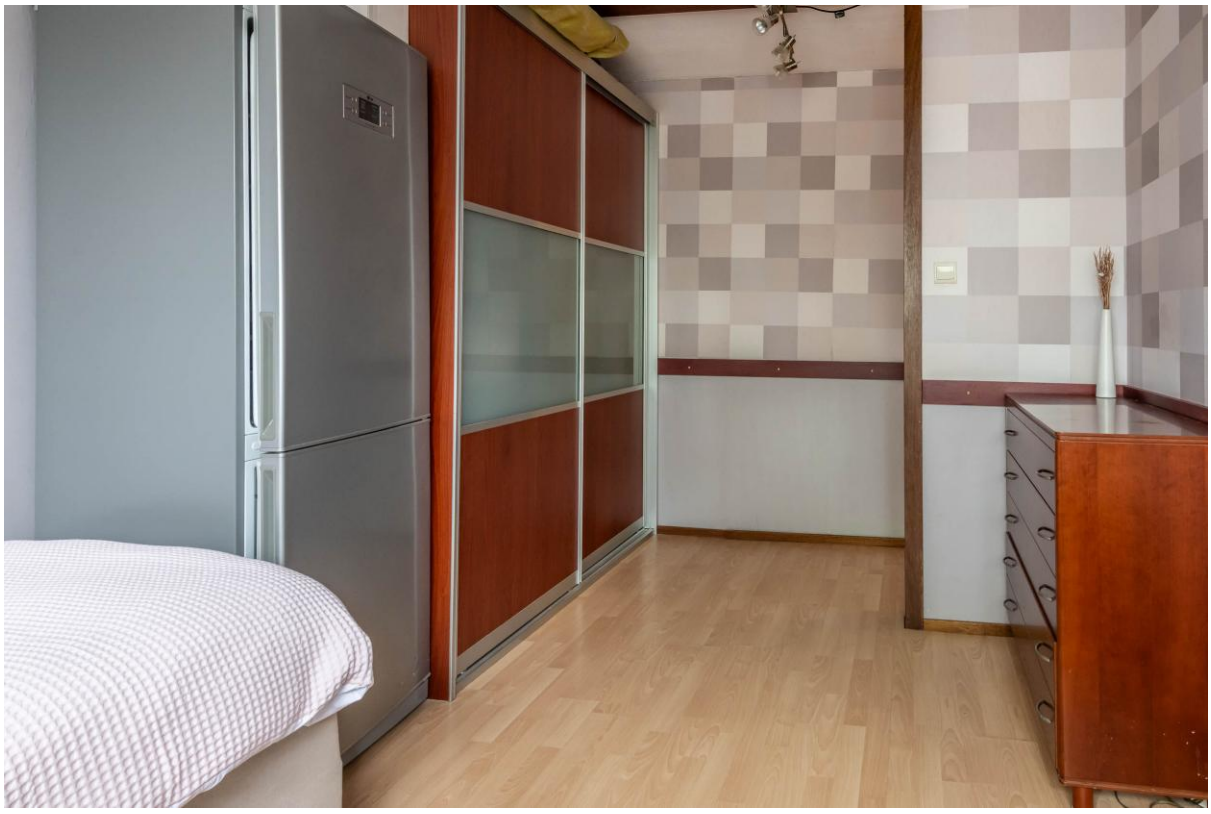

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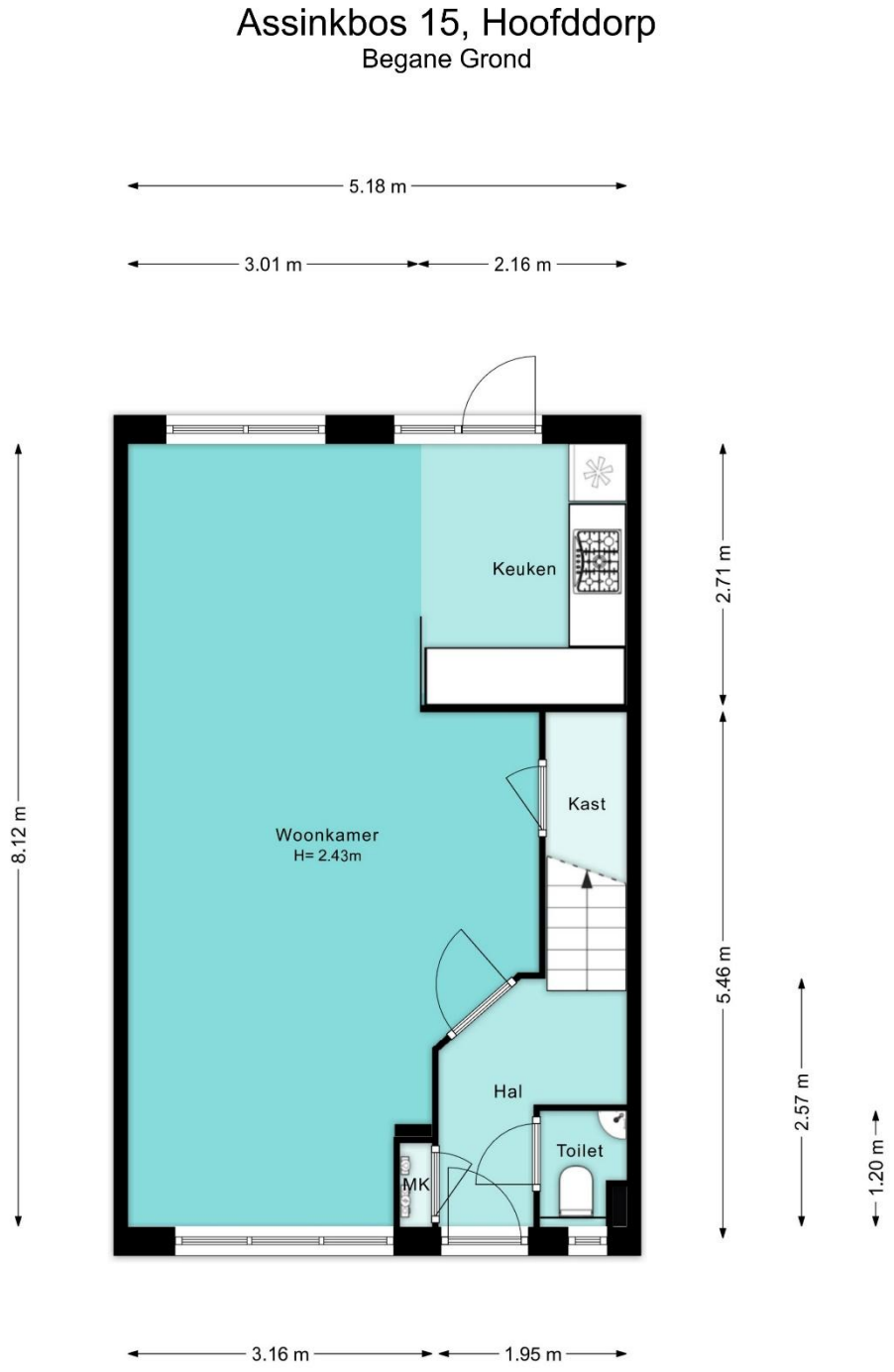
Floor plan - ground floor



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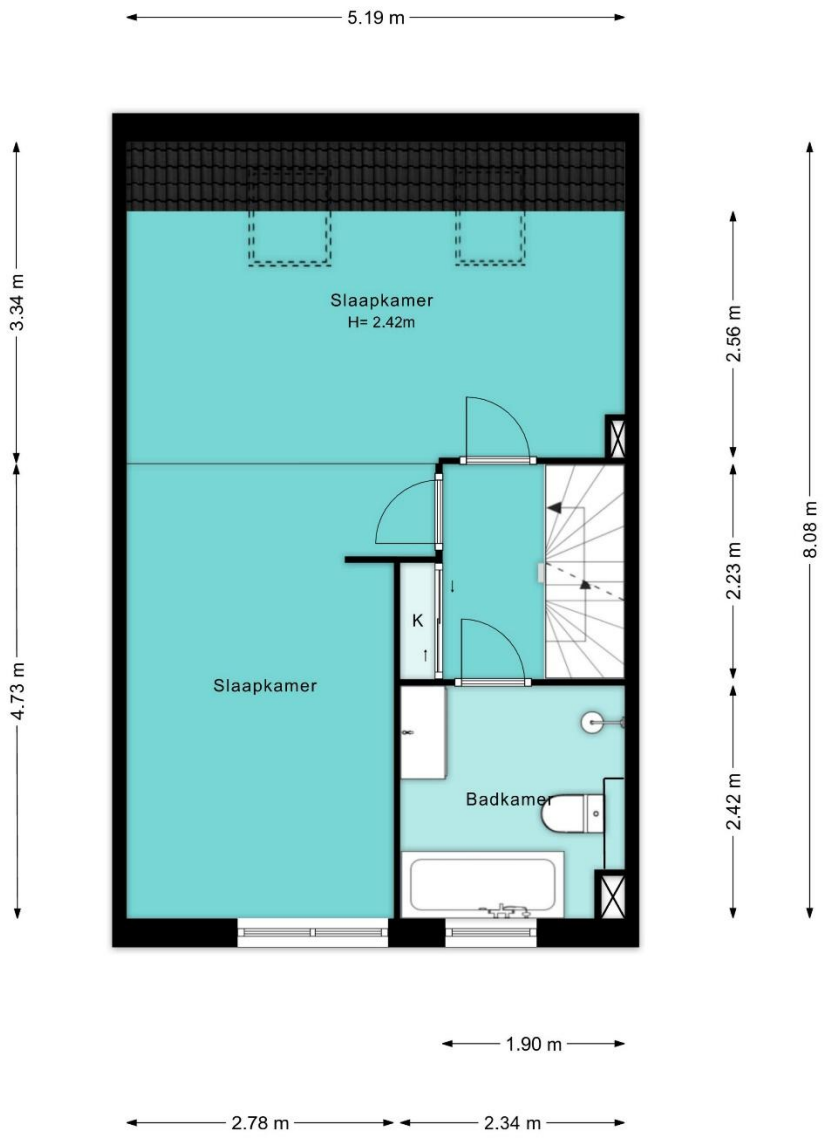
Floor plan - first floor

Assinkbos 15, Hoofddorp
1e Verdieping



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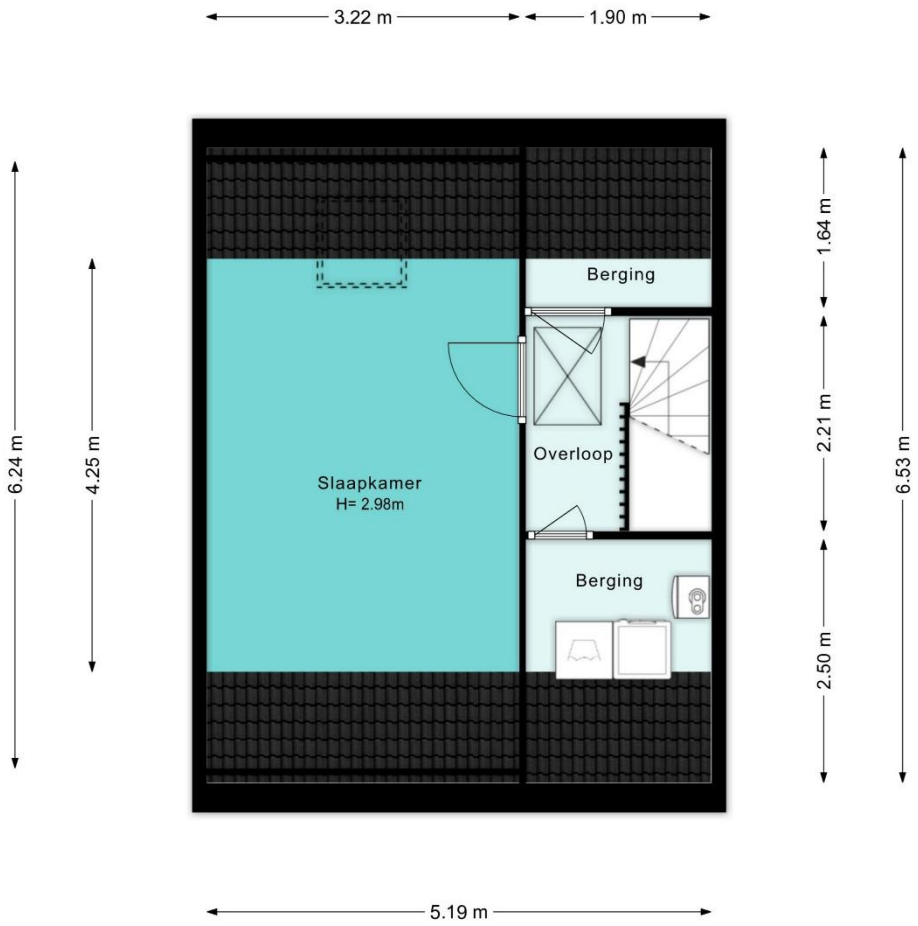
Floor plan - second floor

Assinkbos 15, Hoofddorp
2e Verdieping



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General information about the sale

Dear prospective buyer,

Thank you for your interest in this property. As the selling agent, we are happy to provide you with information about the property and the sales process. We also consider it important that you know what is expected of you as a potential buyer.

Buying a property is an important decision. We therefore recommend that you take the time to read the information below carefully and prepare yourself well for the viewing and before making an offer.

Know your financial possibilities

It is advisable to have a clear understanding of your financial possibilities in advance. Do you need a mortgage? If so, discuss with a mortgage adviser how much you can borrow and what monthly payments this would involve. This will help you determine what amount is financially feasible for you.

Do you not yet have a mortgage adviser? We work together with Koster en de Waart. They are an independent financial advisory firm and can be reached at 020-449 9099.

The viewing

As a rule, we only arrange personal viewings. During the viewing, you will walk through the property together with one of our agents. You will generally have approximately 30 minutes for this. Please use this time to view the property carefully and ask questions.

Move

Move is the online platform where you, as a potential buyer, can view important information about the property. This includes, for example, the brochure, the list of items included/excluded, the NVM questionnaire and the measurement report. Other documents can be requested from us.
Everyone who has scheduled a viewing will receive access to a personal Move account. In this account, you can also see when your viewing is scheduled and when you can submit an offer.

Selling and buying agent

We have been instructed by the seller to sell this property. We therefore represent the interests of the seller and cannot advise you, as a potential buyer, on the purchase of this property.
Would you like professional advice and guidance during the purchasing process? You can choose to engage your own NVM buying agent. They can advise you during the viewing when making an offer and throughout the remainder of the purchase process.

Your duty to investigate as a buyer

As a buyer, you have your own duty to investigate. This means that you are responsible for investigating the condition and characteristics of the property before entering into the purchase agreement.
During the viewing, therefore, inspect the property carefully and ask questions if anything is unclear. Defects that are visible or reasonably observable during a viewing cannot, in principle, subsequently be regarded as hidden defects.
Your duty to investigate does not only relate to the structural condition of the property. Legal and other relevant aspects may also play a role. Examples include easements, leasehold, rights of superficies or other special provisions.
This information can, among other things, be found in the available sales documentation.

Sales method

During the viewing, we will inform you about the sales method and the bidding system used for the property. It may happen that the seller decides to change the bidding system during the sales process. If this happens, you will be notified.

Making an offer

Are you enthusiastic about the property and would you like to make an offer? Before doing so, discuss with your mortgage adviser what amount you can offer and which conditions precedent you can include in your offer. For example, consider a financing condition and the period you need for this.
The offers received will be discussed with the seller. The seller ultimately decides which offer and under which conditions they wish to proceed with. It may therefore happen that the seller chooses an offer with a lower purchase price.

The different bidding systems

During the viewing, we will inform you which bidding system is being used for the property. Below, we explain the most common bidding systems.

1. The Amsterdam bidding system
   Under this bidding system, an interested party can submit an initial offer after the viewing. The seller may then decide to enter into negotiations with that bidder. The viewings may continue in the meantime. Other interested parties may also submit an offer. In that case, a new offer from another interested party constitutes a one-time final offer. If the seller wishes to proceed with this new bidder, the first bidder is given the opportunity to submit a one-time final offer as well. The seller ultimately decides which proposal they wish to proceed with.

2. Bidding by registration
   With bidding by registration, interested parties are given the opportunity to submit a one-time final offer before a predetermined date and time. After the registration period has ended, the offers will be discussed with the seller. The seller will then decide which proposal they wish to proceed with.

It may happen that during the sales process the Amsterdam bidding system is changed to bidding by registration. This may, for example, happen when there is a great deal of interest in the property. In that case, we will inform the interested parties concerned about the amended sales procedure.

When are you in negotiations?

You are only considered to be in negotiations when the seller responds to your offer with a counteroffer or when the selling agent explicitly states that negotiations are taking place. When the selling agent tells you that your offer will be discussed with the seller, this does not mean that you are in negotiations. When you are in negotiations, viewings may continue. After all, negotiations do not necessarily result in a sale.

Agreement and the purchase agreement

If the seller reaches an agreement with a bidder, the purchase agreement will be drawn up. This records all agreements made, including the purchase price, conditions precedent, security deposit or bank guarantee and the date of transfer of ownership. To draw up the purchase agreement, we require, among other things, your full personal details, contact details, information about your marital status and a copy of a valid identity document. A verbal agreement does not mean that the property has been sold. A binding agreement only exists once the seller(s) and buyer(s) have signed the purchase agreement.

We work with a standard purchase agreement drawn up by the Dutch Association of Real Estate Brokers (NVM), the Consumers' Association and Vereniging Eigen Huis.

Where necessary, additional provisions or clauses may be included. These can be found in the purchase agreement. Below you will find the clauses that will be included in the purchase agreement, unless they are not applicable:

Asbestos clause

Was the property built before 1994? If so, please be aware that asbestos-containing materials may be present in or on the property. Asbestos was widely used in properties in the past and is not always visible to the naked eye. This does not mean that asbestos is actually present in this property. However, without specific investigation, its presence cannot be completely ruled out. Would you like greater certainty? You can choose to have a specialist company carry out an investigation before purchasing the property. Where applicable, an additional asbestos clause will be included in the purchase agreement.

Age and structural condition

Older properties may have structural characteristics, materials and installations that are consistent with the age of the property. The structural condition cannot always be fully assessed during a viewing. If you would like more insight, you can choose to have a structural inspection carried out by an independent building inspection company before signing the purchase agreement. You must indicate this in your offer and it cannot be added later

as a condition. Such an inspection provides insight into the current condition of the property and the maintenance that can be expected. Where applicable, an additional age clause will be included in the purchase agreement. If you wish to have a structural inspection carried out, you must indicate this in your offer.

Non-owner occupancy
The seller has not personally occupied the property and may therefore not be aware of all of its characteristics and defects. Where applicable, an additional non-owner occupancy clause will be included in the purchase agreement.

Foundation
For properties where there is an increased risk relating to the foundation, it is important for buyers to take this into consideration. Therefore, any available information regarding the foundation will be shared with you where relevant to the property. If further foundation investigation is required, for example in connection with financing the property, this will be stated in the sales information. Where applicable, an additional foundation clause may be included in the purchase agreement.

As is, where is
For a property that, for example, has been unoccupied for a longer period of time or whose structural condition requires particular attention, an *as is, where is* clause may apply. This means that the property is sold in the condition in which it is at the time of purchase. Where applicable, the agreements concerning this will be recorded in the purchase agreement.

Measurement clause
The dimensions and surface areas stated in the sales information have been determined as carefully as possible. However, minor discrepancies may occur. A measurement clause will be included in the purchase agreement.

Clear title clause
When selling a property, there may still be rights or claims of third parties relating to the property. A clear title clause records that the seller will ensure that, at the time of transfer of ownership, the property is free of such rights or claims, insofar as these are the responsibility of the seller. Where applicable, an additional clear title clause will be included in the purchase agreement. This specifies the agreements between the buyer and seller in this regard.

Former rental property
Was the property previously rented out? In that case, the seller may not be fully aware of the condition and use of the property. The property will be transferred free from tenancy and use and without tenants. Where applicable, an additional clause will be included in the purchase agreement

setting out the arrangements concerning the former rental and the handover of the property.

Leasehold

Is the property situated on leasehold land? If so, the land on which the property stands is not owned by the owner of the property. Conditions and an annual fee (ground rent) may apply to the use of the land. Leasehold conditions may differ from one property to another. It is therefore important to carefully review the available leasehold information, including the amount of and any revision of the ground rent and the duration of the leasehold right. The applicable leasehold conditions for the property will be included in the sales information and purchase agreement.

Listed building and protected townscape or village conservation area

Is the property a listed building or is it located in a protected townscape or village conservation area? If so, additional rules may apply to the maintenance, renovation or alteration of the property. A permit may, for example, be required for certain works. It is therefore important for you as a buyer to inform yourself carefully about the applicable rules and any restrictions before making plans to renovate or alter the property. Where applicable, the available information on this will be included in the sales documentation.

Choice of notary

As a buyer, you may choose the notary's office where the transfer of ownership will take place. However, there is one condition: the office must be located within a radius of 10 kilometers of the property. If you choose a notary's office outside this area, any additional costs will be at your expense. These may include, for example, costs for a power of attorney or travel expenses. In the case of travel expenses, a rate of €0.45 per kilometre applies. We would like to receive the name of the notary's office you have chosen for the transfer of ownership no later than two days after signing the purchase agreement (preferably, of course, before then). If we do not receive this information on time, the seller reserves the right to designate a notary's office.

Purchase protection and special conditions

For some properties, additional rules or conditions apply to the purchase and use of the property. These may include purchase protection, an owner-occupancy requirement or other conditions imposed by the municipality, a housing association or another party. These rules and conditions may vary by property and municipality and may affect, for example, the use, rental or sale of the property. Always check the available information and conditions before making an offer. If specific conditions apply to the property, these will be included in the sales documentation and/or purchase agreement.

After the viewing

We would be pleased to hear what you think of the property. Even if you decide not to proceed with this property, we would appreciate it if you could let us know. We can then pass your feedback on to the seller.

General NVM Consumer Terms and Conditions

Our services are subject to the NVM General Consumer Terms and Conditions. These terms contain the agreements, rights and obligations that apply to our services. The current NVM General Consumer Terms and Conditions are available from us upon request. Of course, you can always contact us if you have any questions about them.

Finally

Buying a property is an important step. We therefore recommend that you take your time to carefully review the property, the sales information and the applicable conditions. Do you have any questions about the property or the sales process? Please feel free to ask them during the viewing or contact us afterwards. We will be happy to assist you.

Disclaimer

We have endeavored to compile the available information as carefully and completely as possible. Nevertheless, some information may not be complete or entirely accurate. Part of the information is based on verbal information or information from the past. No rights can therefore be derived from the information provided.

Interested?

Feel free to contact us for more information or to schedule a viewing.
You can call us at +31 23-5571999 or email us at info@staatshuysen.nl. We're happy to assist you!

Opening Hours
Monday – Thursday: 9:00 – 17:30
Friday: 9:00 – 17:00

Need help with your purchase?

Buying a house is not something you do every day. We will guide you through every step, from your search to the handover of the keys. With our market knowledge and experience, we will take a critical look, without emotional involvement.

During an introduction, we will discuss your housing needs and budget. We will then actively help you search and use our network. During viewings, we will pay attention to construction and legal aspects, while you assess whether the house suits you. Is it the house? Then we will negotiate for the best price and conditions.

Call us for a no-obligation introductory meeting: 023-5771999.

Sneak Preview

Do you want to be the first to see our newest housing offer, before it is on Funda? Scan the QR code and sign up!