STAATS HUYSEN
MAKELAARS

For Sale

Westhove 24, Hoofddorp



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tel: 023-5571999

Westhove 24
Description

This attractive, well-maintained and generously proportioned terraced family home (5.40 metres wide) offers approximately 139 m² of living space and features 5 bedrooms, a beautiful bathroom, a lovely northwest-facing garden and unobstructed views across a wide green belt. The property is located on the popular Island 1 in the Floriande neighbourhood, close to a wide range of amenities. With only a pedestrian path in front of the house, the location is completely car-free and enjoys one of the most beautiful views you could wish for.

The Floriande shopping centre is within walking distance and offers everything you need for your daily groceries, as well as a lively weekly market every Saturday. Several primary schools, childcare facilities, the Haarlemmermeer Lyceum secondary school, the health centre and the public library are all within easy walking distance.
For outdoor recreation, the Toolenburgerplas lake and the Haarlemmermeerse Bos are just a short bike ride away, offering excellent opportunities for walking, cycling and skating. The King Willem-Alexander Sports Complex is also within walking distance and features several swimming pools and a gymnastics hall.
The property enjoys excellent accessibility by car, with the A4, A5, A9 and A10 motorways all within easy reach, providing fast connections to Amsterdam, Haarlem, The Hague and Amsterdam Airport Schiphol. Public transport is equally convenient: the nearest bus stop is within walking distance, while the R-net express bus stops are just a short bike ride away. These fast bus services provide direct connections to Schiphol Airport, Haarlem and Amsterdam Zuidoost.

The layout is as follows:
Entrance hall with meter cupboard, separate toilet and ample space for coats and shoes.
The front-facing kitchen (approx. 12 m²) is arranged in an L-shape and fitted with various built-in appliances, including a fridge/freezer combination, oven, four-zone induction hob, extractor hood, dishwasher and sink. Large windows make this a wonderfully bright space.
The spacious (approx. 34 m²), light-filled living room overlooks the garden and is situated at the rear of the house. It features a ceramic tiled floor with underfloor heating and smooth spray-plastered walls. Between the kitchen and living room is a practical under-stairs storage cupboard, ideal for groceries and household items such as a vacuum cleaner. Sliding patio doors and a separate rear door provide

Westhove 24

Description - continued

direct access to the garden. The low-maintenance rear garden faces northwest, allowing you to enjoy plenty of afternoon and evening sunshine. At the rear of the garden you will find a covered seating area and a generous detached wooden storage shed of approx. 9 m². The garden also has a rear entrance.

The staircase in the entrance hall leads to the first floor. Here you will find three bedrooms, a bathroom and a practical storage cupboard. Two bedrooms (approx. 9 and 7 m²) are located at the rear of the property. The third bedroom, measuring over 12 m², is situated at the front. All bedrooms have laminate flooring and smooth plastered walls.
The beautiful, fully tiled bathroom of almost 7 m² is fitted with a walk-in shower, a washbasin with vanity unit and a second toilet.
The landing also features a practical storage cupboard, ideal for towels and bed linen.

The staircase on the landing leads to the second floor. Here you will find two further bedrooms and a storage/utility room with connections for a washing machine and tumble dryer. This room also houses the central heating boiler (Remeha, 2024) and the solar water heating system. Both bedrooms are fitted with dormer windows and are located at the front and rear of the property. The rear bedroom offers ample storage space behind the knee walls, while the front bedroom features a walk-in wardrobe. A loft ladder provides access to the attic storage space.

The property has an excellent A+ energy rating, valid until 2036. It is fully insulated and equipped with 10 solar panels. A solar water heating system provides domestic hot water, external sun blinds are fitted to the rear of the ground floor, and the timber window frames are fitted with high-performance HR+ double glazing.

Home website

More information about this property can be found at https://www.westhove24.nl

Westhove 24

Characteristics

Asking price	: € 635.000 k.k.
Type of home	: Family home
Living area	: Approx. 139 m2
Plot area	: 155 m2
Year of construction	: 2002
Number of rooms	: 6, of which 5 bedrooms
Garden direction	: Northwest
Heating system	: Central heating system (2015)
Insolation	: Fully insolated
Energielabel	: A+, valid until 2036
Foundation risk indicator*	: Low/ Not elevated

*Source: Brainbay, derived from KCAF (www.kcaf.nl).

Disclaimer: This property has been assigned a foundation risk indicator (A to E) within the NVM software system. This is displayed only as A-B-C on the one hand or D-E on the other and the level of reliability may vary. The foundation risk indicator is based on data from FunderMaps, which includes information regarding foundation type, soil and groundwater conditions, settlement data and repair history. FunderMaps is a commercial data platform developed together with the KCAF. The seller, estate agent and NVM do not guarantee the accuracy, completeness or currency.

Westhove 24

Pictures





Westhove 24





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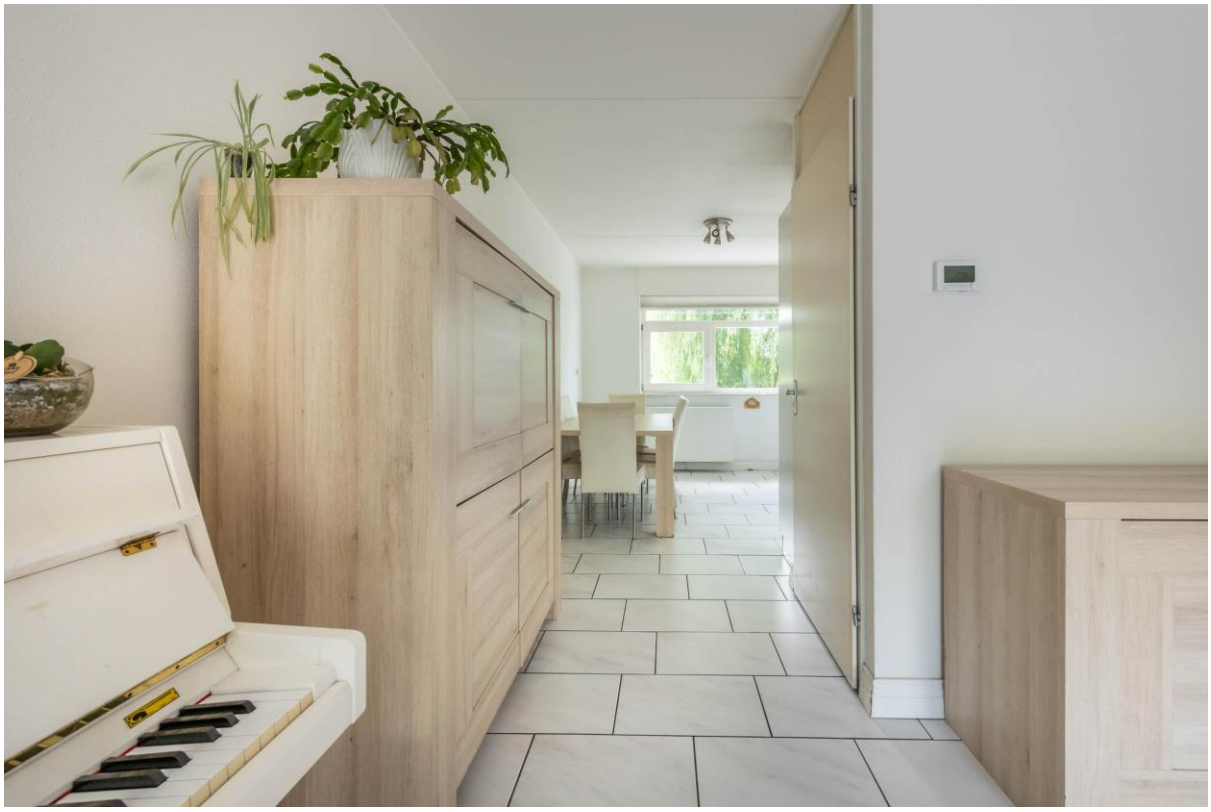

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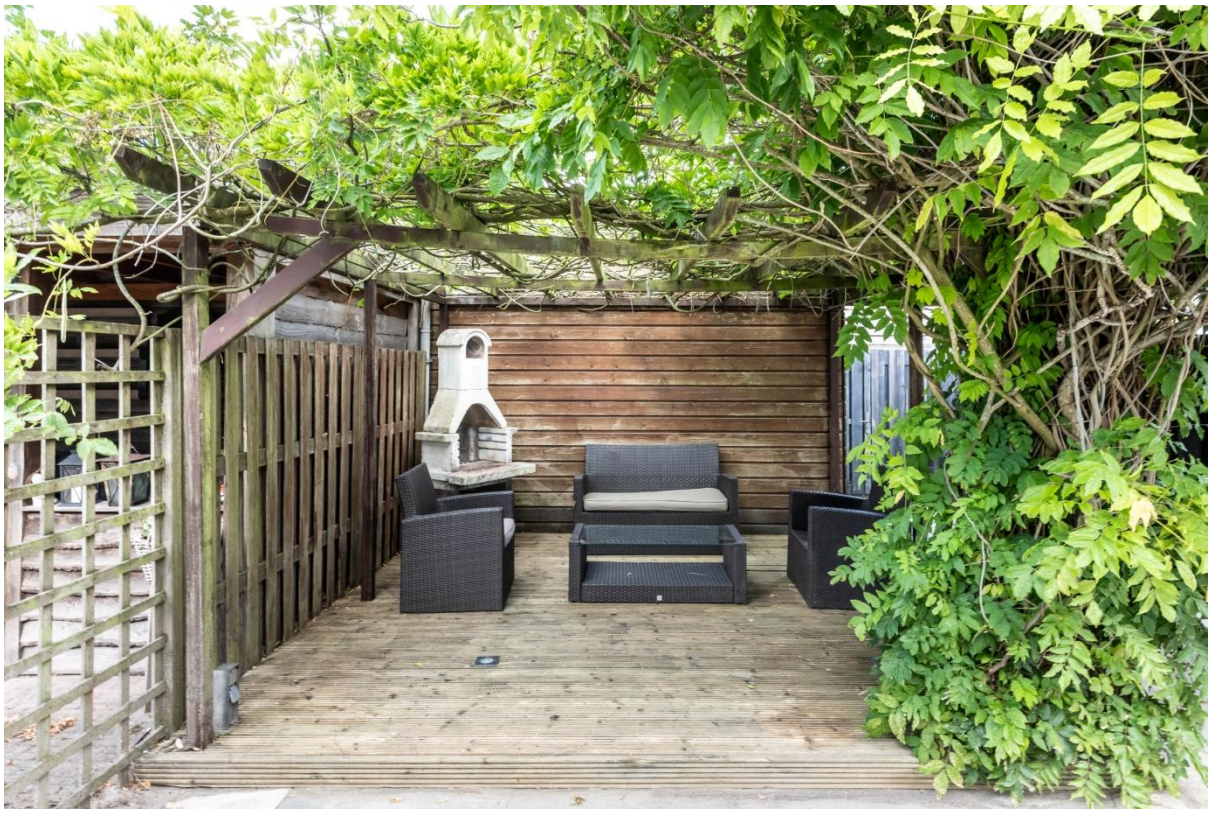

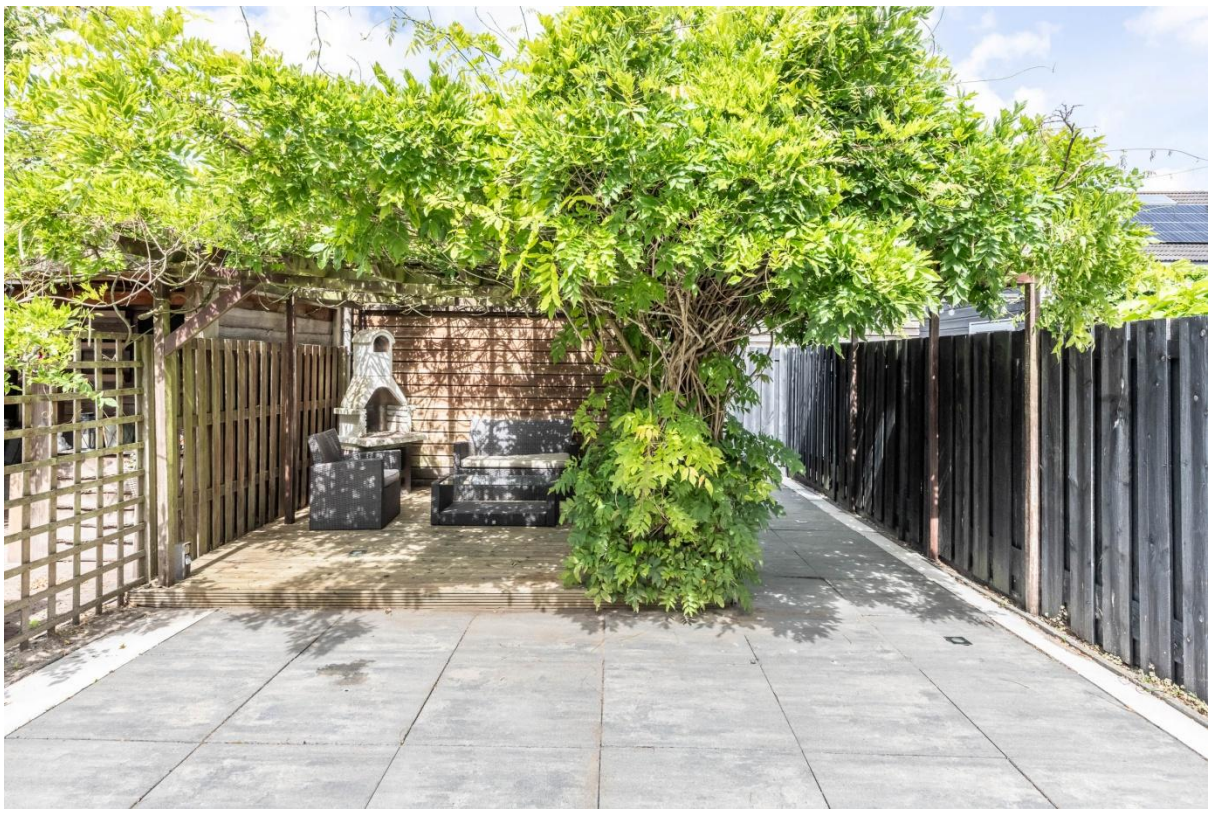

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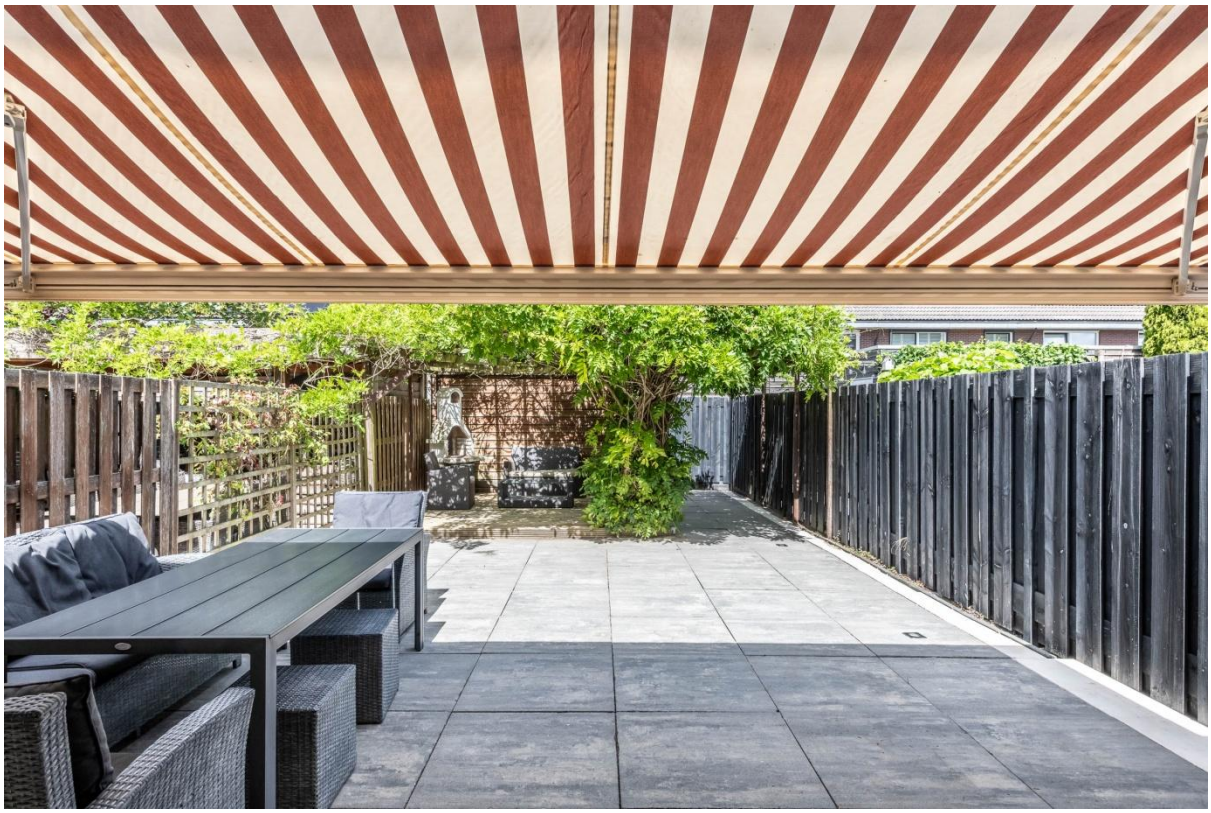



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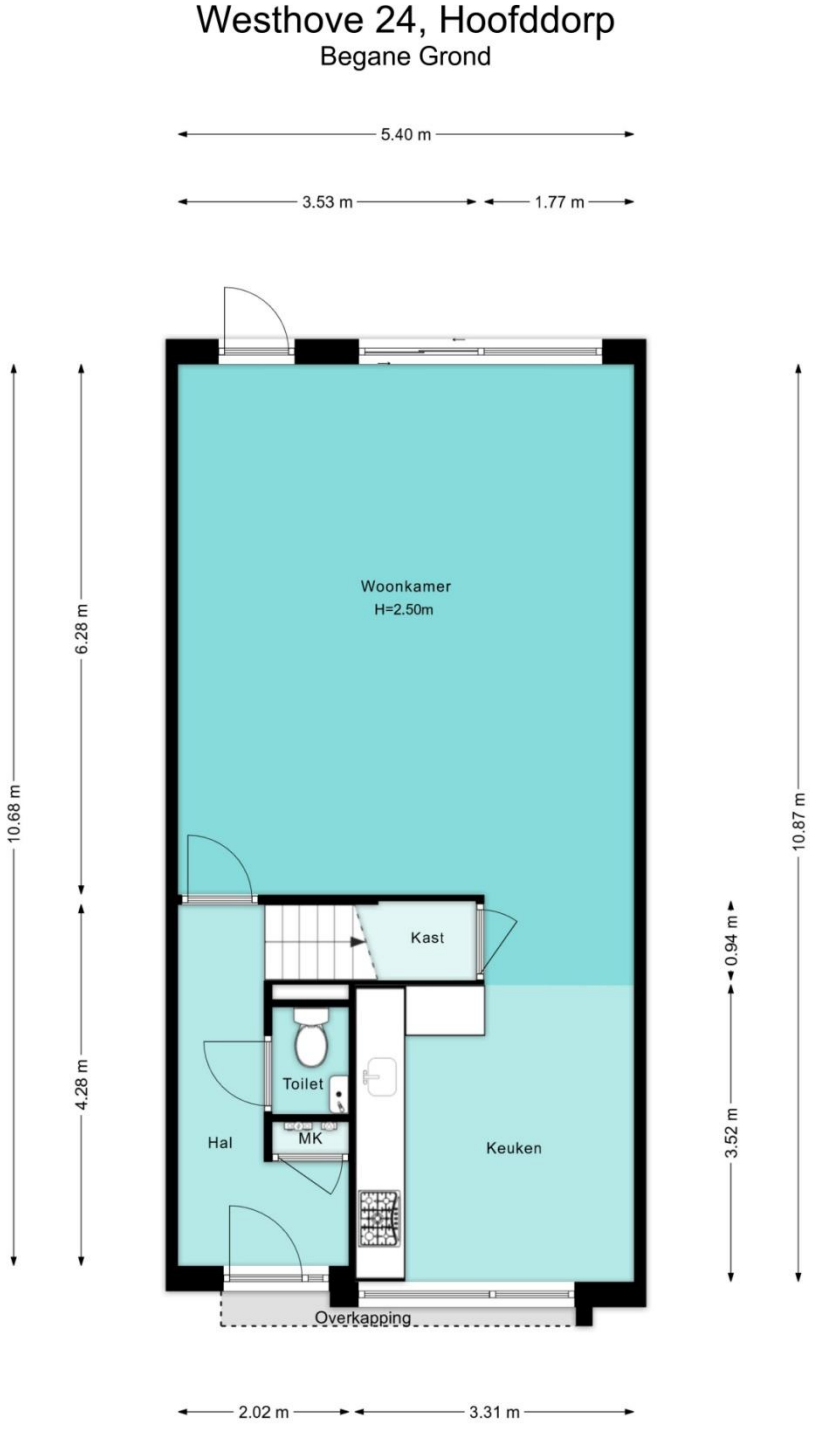
Floor plans - ground floor



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Aan de plattegronden kunnen geen rechten worden ontleend

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Westhove 24

Floor plans - first floor

Westhove 24, Hoofddorp
1e Verdieping



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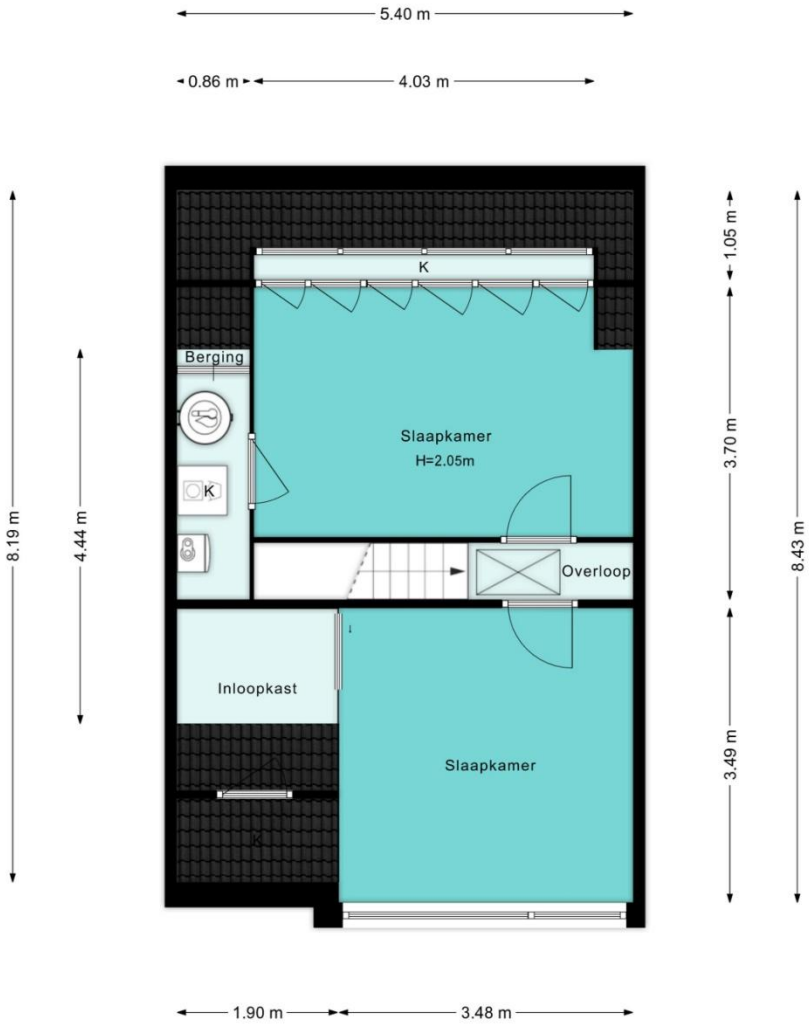
Westhove 24

Floor plans - second floor

Westhove 24, 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!