STAATS HUYSEN
MAKELAARS

For Sale

Gerardus Vossiusstraat 4, Haarlem



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tel: 023-5571999

Gerardus Vossiusstraat 4

Description

A relatively young home (2004) with the atmosphere and character of a house with a history. How lovely is that! This semi-detached house is located in the Roemer Visscherbuurt in the Vondelkwartier in Haarlem-Noord.
The property measures approximately 101 m^2 and comprises two floors, has three bedrooms, a lovely south-facing garden and a communal garden that can be used by residents of the block. The property is located in a completely car-free area, while parking is available just around the corner.

Within a few minutes' walk, you can reach Marsmanplein shopping centre, where you will find supermarkets, HEMA and Bruna, among others. Haarlem city centre can be reached within 15 minutes by bicycle. Here you will find numerous cafés, lunchrooms, restaurants and a very varied range of shops.
The hospital is within walking distance, while the GP and pharmacy are also relatively close by.
There are several primary schools and childcare facilities in the immediate vicinity; on average, a primary school is only 300 metres away. The secondary schools Het Schoter and Mendelcollege are located in Haarlem-Noord and are easily accessible.
For sports and recreation, Schoterbos is also nearby. Here you will find sports fields, a playground and walking paths, among other things. The surrounding woodland areas, including Duin en Kruidberg, and the Spaarnwoude recreational area can also be reached in no time. Westbroekerplas recreational lake in Velserbroek is only a 10-minute bicycle ride away, while the beaches of Bloemendaal and Zandvoort are also nearby.
Several bus stops are within walking distance, providing easy access to Haarlem city centre and the railway station. In addition, the main roads connecting the neighbourhood to the motorways and major cities can be reached quickly. In short, a perfect location!

The layout is as follows:
Entrance to the property. The hallway provides access to the meter cupboard, a toilet with a wall-mounted toilet (the connection for a small washbasin has been capped and concealed behind the tiling) and the staircase to the first floor.
The hallway is finished with wall panelling. A door then leads to the spacious living room. The kitchen is located at the front and is equipped with a refrigerator, combination oven/microwave, induction hob, dishwasher and sink. A door in the kitchen also provides direct access to the charming little square at the front of the property. The seating area at the rear is a lovely place to relax, while the attractive wood-burning stove completes the cosy atmosphere.
The surprisingly deep under-stairs storage cupboard is concealed behind a shallow front cabinet and is located between the living room and kitchen. It offers ample space for storing provisions and household appliances. The washing machine

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Description - continued

connection is also located here. The ground floor is finished with tiled flooring with underfloor heating and plastered walls.
French doors (2023) provide access to the private south-facing garden. The garden features a lovely, covered terrace, a wooden shed for storing bicycles and a convenient rear access. At 10 metres deep, the garden can certainly be described as generously sized, but there is more. In addition to the private garden, there is also a communal garden for the residents of the block. This can be accessed via the private garden and from the street via a rear entrance.

The staircase in the entrance hall leads to the first floor. Here you will find three bedrooms, a bathroom and a spacious cupboard for storing, among other things, bed linen and towels. Two bedrooms (both approximately 10 m^2) are located at the rear. The third bedroom (approximately 12 m^2) is located at the front. The spacious, fully tiled bathroom (approximately 4 m^2) is also located at the front and is equipped with a walk-in shower, washbasin and a second wall-mounted toilet. This floor is finished with laminate flooring and textured plaster walls.

The property is not connected to the gas network and is heated by district heating. There is underfloor heating on both the ground and first floors. There is also a wood-burning stove in the living room. The window frames are partly hardwood and partly uPVC and are fitted with HR++ double glazing.

The foundation risk is not elevated (class A, B or C). Source: Brainbay, based on information from KCAF (www.kcaf.nl).

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Characteristics

Asking price	: € 575.000,- k.k.
Type of home	: Semi-detached
Living area	: Approx. 101 m2
Lot area	: 121 m2
Year of construction	: 2004
Number of rooms	: 4, of which 3 bedrooms
Garden direction	: South
Heating system	: Gas network
Insolation	: Fully insulated
Energielabel	: A, valid until 2036
Foundation risk indicator*	: Not elevated

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

Dedicated property website

A unique property website is available for this home: www.gerardusvossiusstraat4.nl. Here you can download the brochure, list of items included/excluded and NVM questionnaire. The remaining documents can be requested from us after the viewing.

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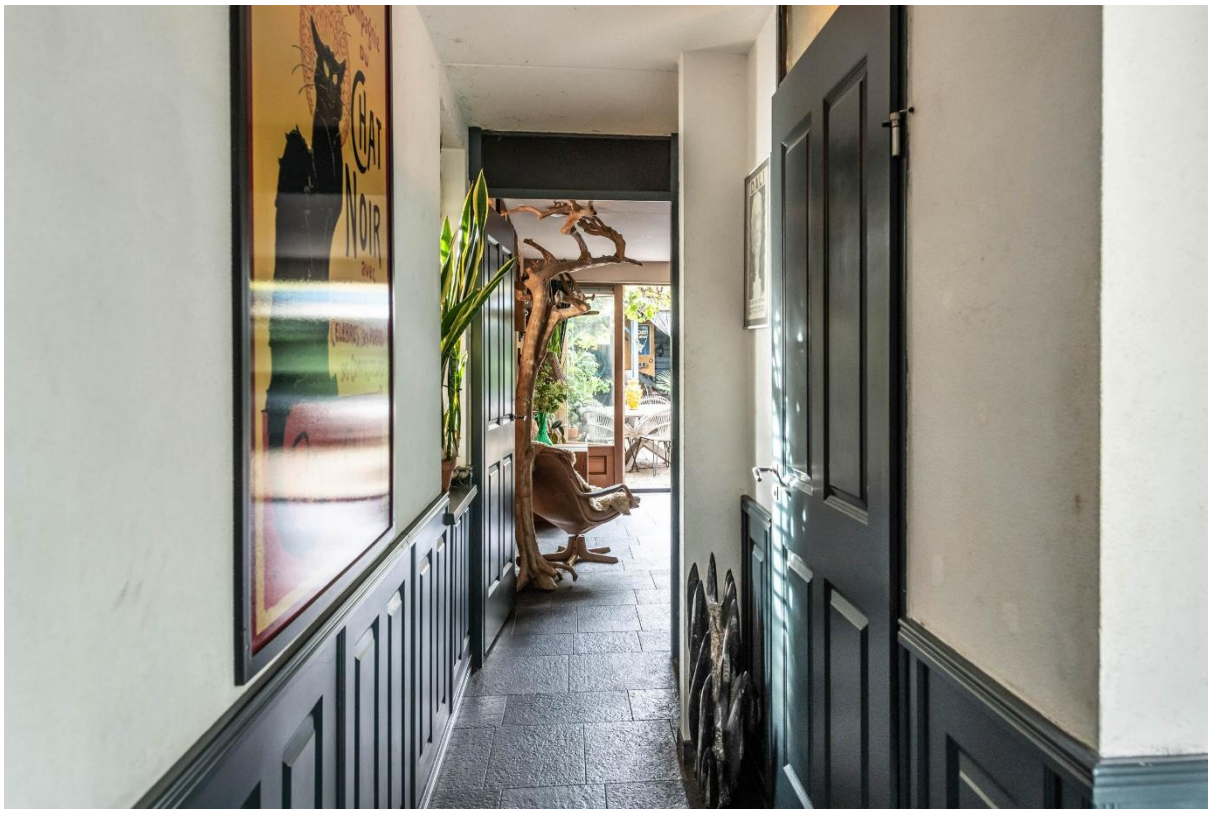
Pictures





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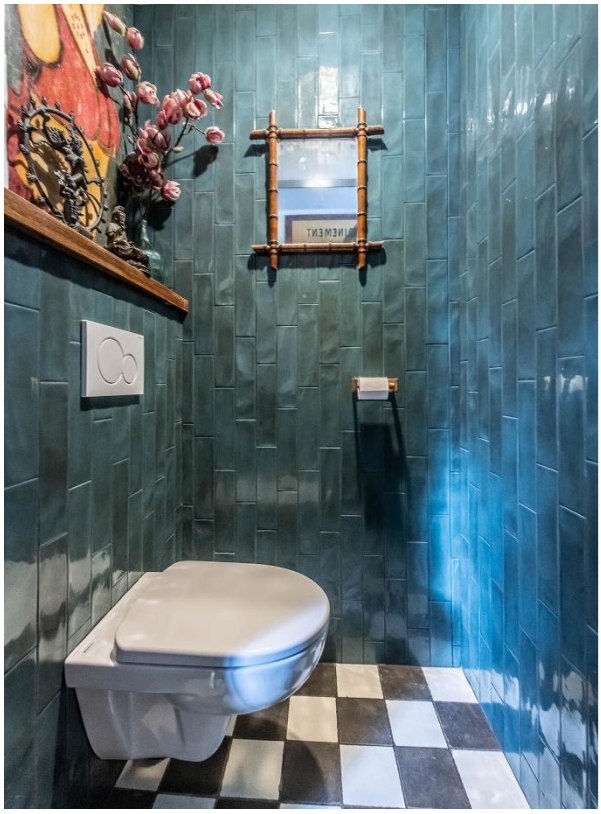





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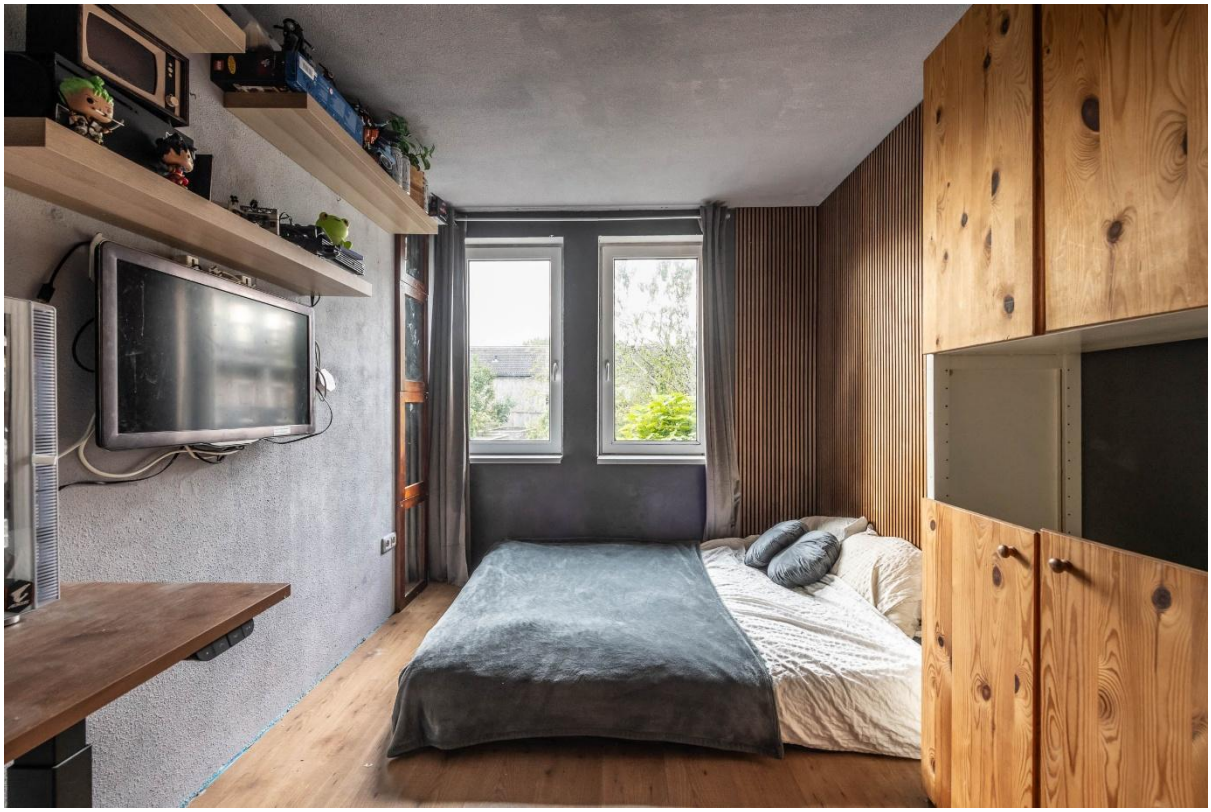



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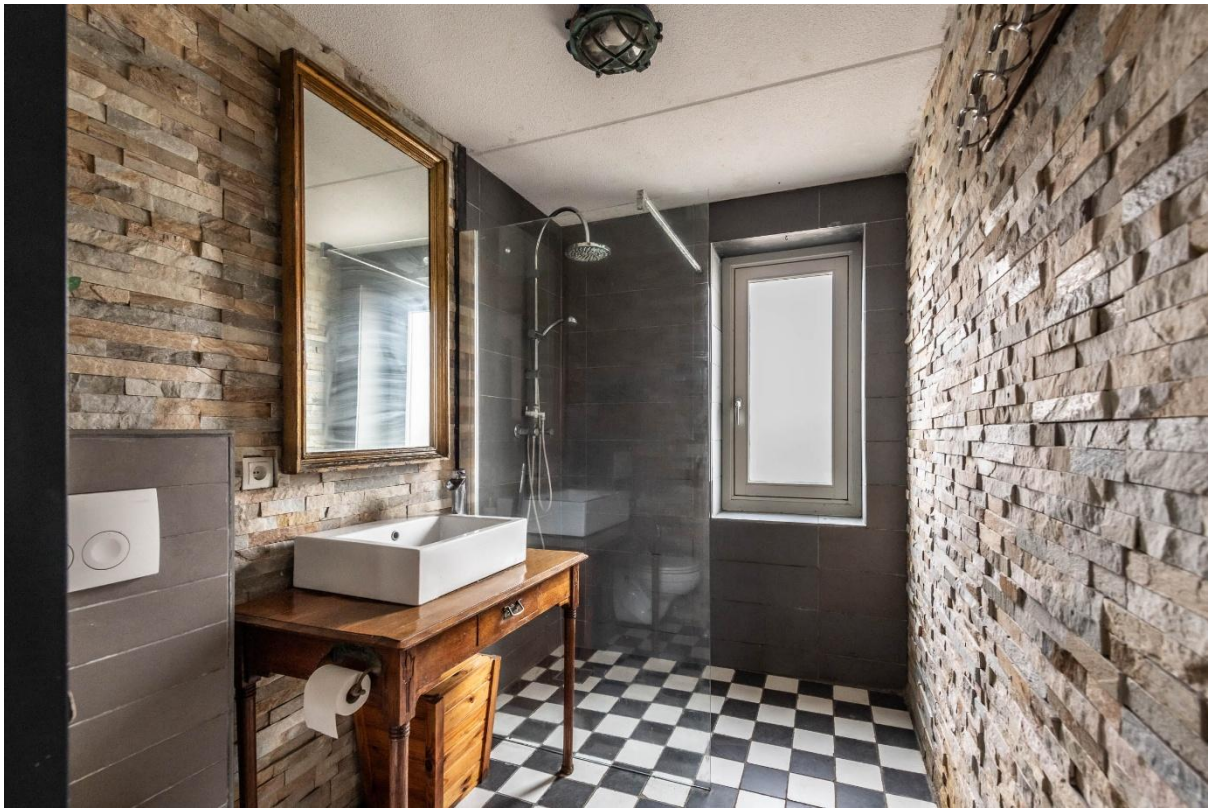

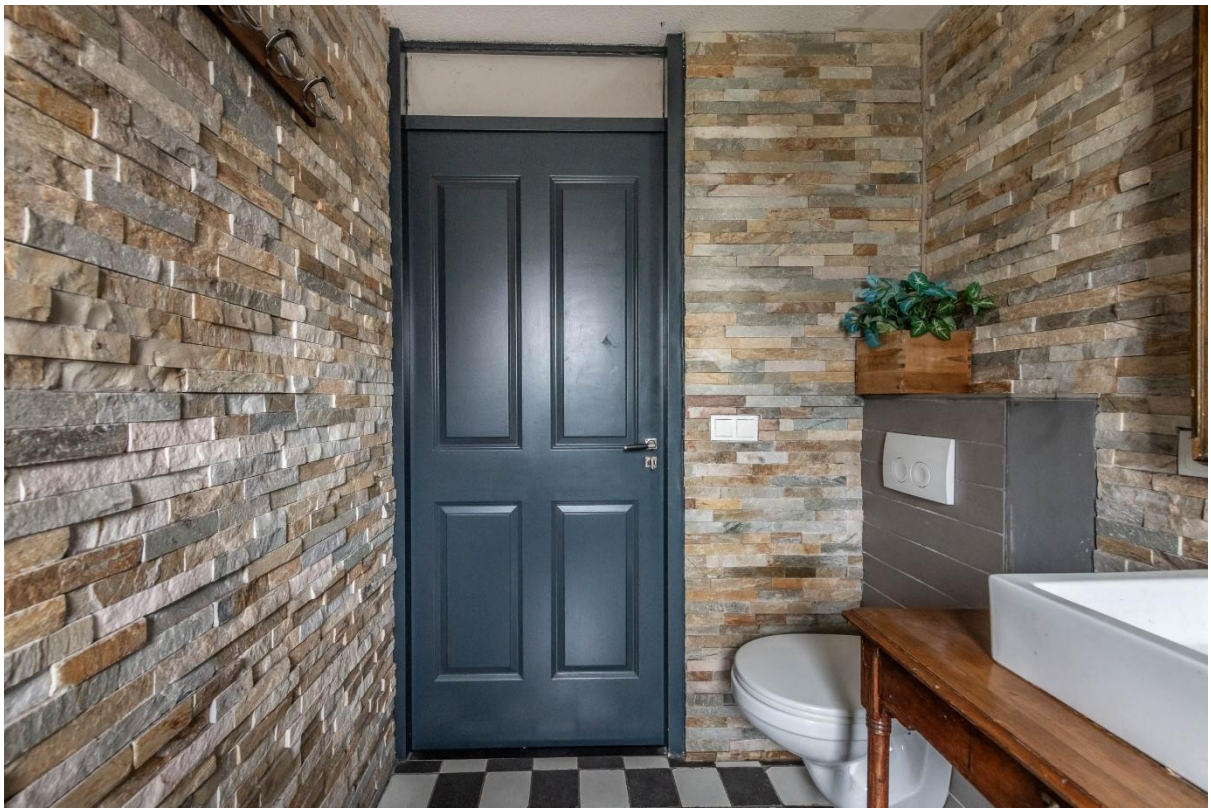

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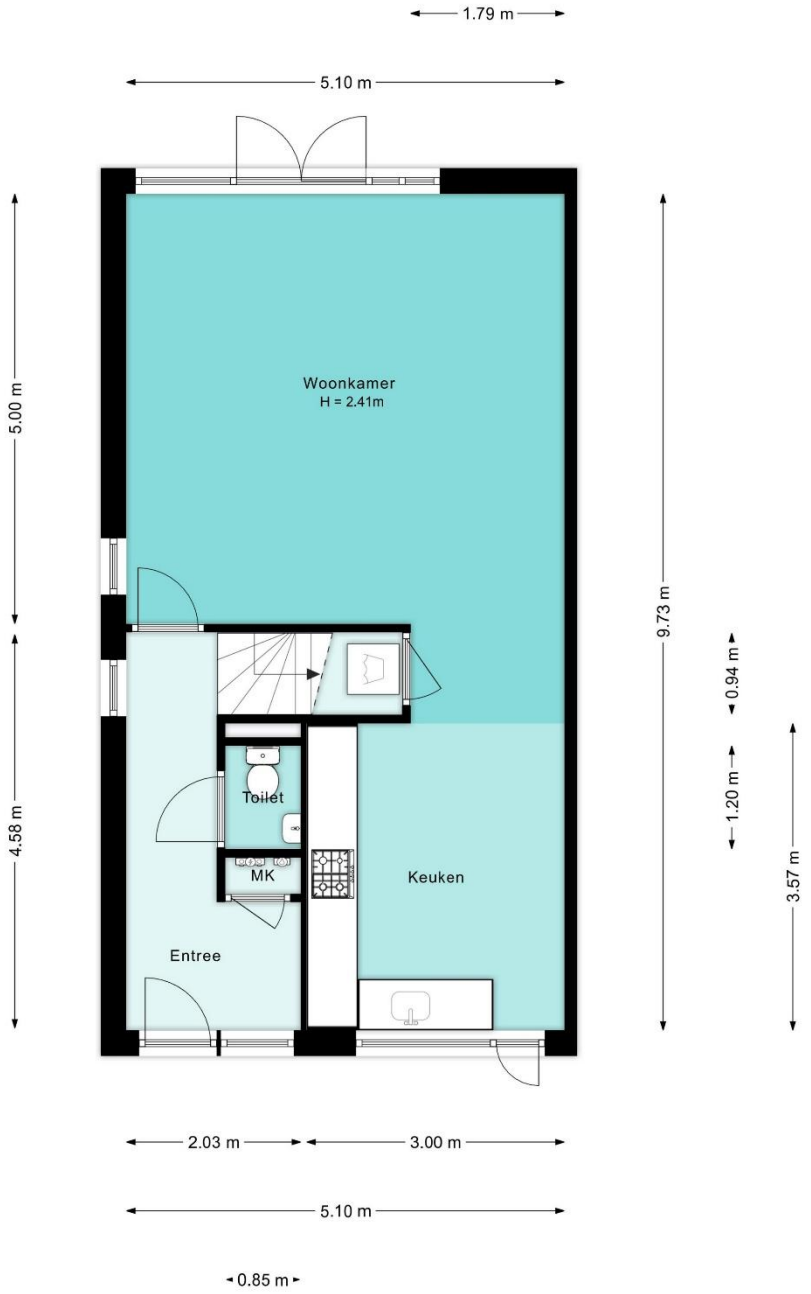
Floor plan - ground floor

Gerardus Vossiusstraat 4, Haarlem
Begane Grond



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Aan de plattegronden kunnen geen rechten worden ontleend

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Floor plan - first floor



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MAKELAARS

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!