Sugdens
Sales & Lettings



Walton Heights, Hightown,

25% Shared Ownership £42,500

* 25% SHARED OWNERSHIP * MODERN END TOWN HOUSE * TWO BEDROOMS * CUL-DE-SAC * WELL STOCKED GARDENS * POPULAR LOCATION *

Occupying a 'tucked away' position and overlooking attractive gardens to the rear, is this well maintained two bedroom end town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, cloakroom/wc, two first floor bedrooms and modern house bathroom with white suite.

To the outside there are well stocked gardens and parking.

*** The shared ownership is subject to rent payable of £233.66 pcm which includes service charges ***

** Shared ownership can be offered up to 75% ** (Subj to terms & conditions).







Lounge
14' x 12'10" (4.27m x 3.91m)
With radiator and double glazed window.



Dining Kitchen
12' x 9'5" (3.66m x 2.87m)
With wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven, hob, extractor hood, storage cupboard.

Cloakroom/WC
Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.



First Floor

Bedroom One
9'6" x 12'1" (2.90m x 3.68m)
With radiator and double glazed window.

Bedroom Two
9'5" x 12'4" (2.87m x 3.76m)
With radiator and double glazed window.



Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior
To the outside there are well stocked gardens and parking.

Directions
From our office in Cleckheaton town centre head towards Victoria Ct, turn right onto Northgate, left onto Whitcliffe Rd, left onto Prospect Rd, turn left to stay on Prospect Rd, Prospect Rd turns right and becomes Tofts Rd, turn right onto Westgate, left onto Hightown Rd, right onto Halifax Rd, left onto First Ave, First Ave turns right and becomes Second Ave, turn left onto Lincs Wold, left onto Waltons Heights, turn left to stay on Waltons Heights and the property will be seen displayed via our For Sale board.

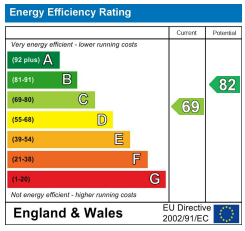


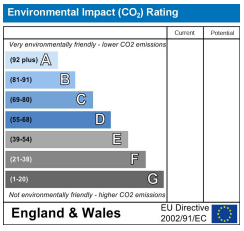
TENURE
FREEHOLD

Council Tax Band
B / Kirklees



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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