Sugdens
Sales & Lettings



Waterfield Fold, Balme Road,

50% Shared Ownership £49,950

* SECOND FLOOR APARTMENT * TWO BEDROOMS * 50% SHARED OWNERSHIP * WELL PRESENTED *
* CLECKHEATON TOWN CENTRE NEAR BY * PARKING * * NO CHAIN *

This well presented two bedroom second floor apartment property is being offered with a 50% shared ownership with the potential to purchase the property outright (subject to criteria).

Benefits from a modern bathroom, GCH, DG and allocated parking.

Situated in this popular location and within walking distance of Cleckheaton Town Centre which boasts amenities, shops and motorway links.

The accommodation briefly comprises entrance vestibule, open plan lounge/kitchen, two bedrooms and a house bathroom.

To the outside there is a shared garden with allocated parking.

PLEASE NOTE NOT SUITABLE FOR INVESTORS AS SHARED OWNERSHIP WITH HOUSING ASSOCIATION.







Hall
Useful storage and radiator.



Open Plan Lounge / Kitchen
16'5" x 15'7" (5.00m" x 4.75m")
Modern fitted kitchen having a range of wall and base units incorpstaing stainless steel sink unit, tiled splash back and plumbing for auto washer.

Lounge Area
Radiator and french door leading to Juliet balcony.



Bedroom One
13'0" x 10'2" (3.96m" x 3.10m")
Radiator.

Bedroom Two
10'5" x 8'9" (3.18m" x 2.67m")
Radiator.

Bathroom
Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, extractor fan and radiator.



Exterior
Communal gardens and allocated parking.

Council Tax Band
A

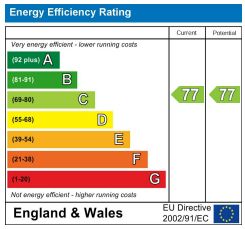
TENURE
LEASEHOLD. Shared Ownership.

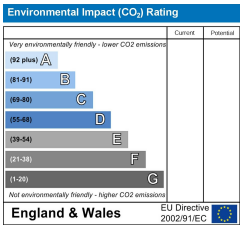
SHARED OWNERSHIP
50% SHARED OWNERSHIP WITH £325 PER MONTH PAYABLE TO HOUSING ASSOCIATION [WHICH INCLUDES THE SERVICE CHARGE].
Potential to purchase the property outright (subject to criteria).





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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