



## Waterfield Fold, Balme Road, 50% Shared Ownership £55,000

\* SECOND FLOOR APARTMENT \* TWO BEDROOMS \* 50% SHARED OWNERSHIP \* WELL PRESENTED \*  
\* CLECKHEATON TOWN CENTRE NEAR BY \* PARKING \*

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 incorporating 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

