Sugdens
Sales & Lettings



# Balme Road,

## Offers Over £69,950

* CONVERTED MILL APARTMENT * TWO BEDROOMS * CLOSE TO AMENITIES *
* OPEN PLAN LOUNGE/KITCHEN * ALLOCATED PARKING *
Two bedroom well presented apartment in this converted mill on the outskirts of Cleckheaton town centre.
The property would make an ideal purchase for a number of buyers and benefits from electric heating, double glazing and allocated parking.
Situated within walking distance of Cleckheaton town centre which boasts amenities, shops and excellent motorway links.
Briefly comprising communal entrance, vestibule, open plan lounge/kitchen, two bedrooms and a bathroom.
To the outside there is allocated parking.







## Communal Entrance

## Entrance Vestibule
With electric heater.

## Open Plan Lounge/Kitchen
21'8" x 11'3" (6.60m x 3.43m)
Kitchen area has a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integrated dishwasher. Electric heater and velux window.



## Bedroom One
15'7" x 9'6" (4.75m x 2.90m)
With built in wardrobe, electric heater, velux window.



## Bedroom Two
17'4" x 5'9" (5.28m x 1.75m)
With electric heater and velux window.



## Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, electric heater.

## Exterior
To the outside there is allocated parking.

## Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Balme Rd and Waterfield Mill will be seen on the right.

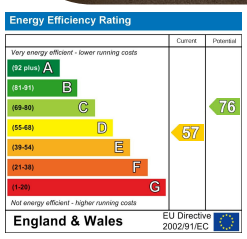


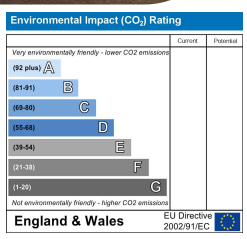
## TENURE
LEASEHOLD. Ground Rent £220, Monthly Service Charge £168.00.

## Council Tax Band
A / 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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