



**Balme Road,
25% Shared Ownership £25,000**

* FIRST FLOOR APARTMENT * TWO BEDROOMS * 25% SHARED OWNERSHIP * WELL PRESENTED *
* CLECKHEATON TOWN CENTRE NEAR BY * PARKING *

This two bedroom first floor apartment property is being offered with a 25% shared ownership with the potential to purchase the property outright (subject to criteria).

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 shower room.

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

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



SHARED OWNERSHIP

25% SHARED OWNERSHIP WITH £421 PER MONTH PAYABLE TO HOUSING ASSOCIATION [WHICH INCLUDES THE SERVICE CHARGE]. Potential to purchase the property outright (subject to criteria).

Entrance Hall

With useful storage cupboard.



Open Plan Lounge / Kitchen

16'6" x 15'5" (5.03m x 4.70m)

With radiator, double glazed window, French doors to Juliet style balcony. Kitchen Area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer.



Bedroom One

10' x 12'8" (3.05m x 3.86m)

With radiator and double glazed window.



Bedroom Two

8'8" x 10'5" (2.64m x 3.18m)

With radiator and double glazed window. Also includes boiler, note the gas boiler was replaced November 2025.



Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and extractor fan.

Exterior

To the outside there are communal gardens and allocated parking.



Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, right onto Balme Rd and Waterfield Fold will be seen.

TENURE

TBC. Shared Ownership.

Council Tax Band

A / Kirklees

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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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