



Stonedene Court, Heckmondwike, 72% Shared Ownership £122,400

* SHARED OWNERSHIP * END TOWN HOUSE * TWO BEDROOMS *
* SOUGHT AFTER LOCATION * GARDEN * ALLOCATED PARKING *

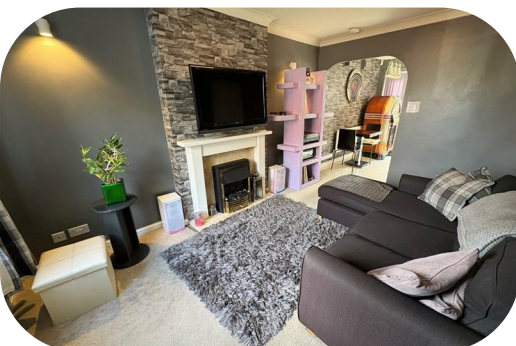
An excellent opportunity for first-time buyers to acquire this two-bedroom end town house, offered at a fixed price of £122,500 for a 72% share, with no rent payable on the remaining 28% share. Further details regarding the shared ownership arrangement are available upon request.

Occupying a sought after position on the outskirts of Heckmondwike, the property enjoys convenient access to a range of local amenities, excellent transport links and the highly regarded Heckmondwike Grammar School, making it an ideal purchase for FTBs/Young Couples and those looking to step onto the property ladder.

The accommodation offers well-planned living space throughout and benefits from ready to move into accommodation.

Externally, there is allocated parking together with an enclosed rear garden, providing a private outdoor space ideal for relaxing or entertaining.

Early viewing is highly recommended to appreciate the accommodation and outstanding value on offer.



Entrance Vestibule

With radiator.

Lounge

13'8" x 9'3" (4.17m x 2.82m)

With electric fire in fireplace surround, radiator, double glazed window and understairs storage.

Dining Kitchen

12'3" x 9' (3.73m x 2.74m)

Fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback and floor, oven, hob, radiator, double glazed French door.

First Floor

With loft access via a pull down ladder.

Bedroom One

13'8" x 9'2" (4.17m x 2.79m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

9'8" x 6'4" (2.95m x 1.93m)

With radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is a tiered garden to the with artificial lawn, together with allocated parking.

Directions

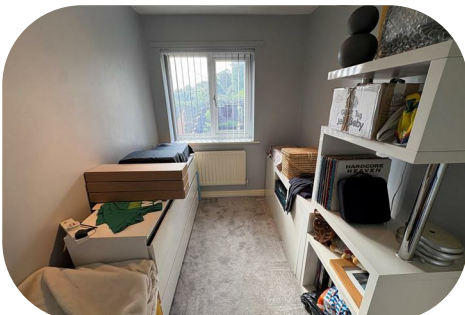
From our office in Cleckheaton town centre proceed right onto Bradford Rd, continue to follow A638 for 1.6 miles, turn left onto Leeds Rd, use the left lane to turn slightly right onto Leeds Old Rd, at the roundabout take the 2nd exit onto Nunroyd, left onto Dale Ln, turn right onto Fairfield Ave, turn right onto Fairfield Rd, turn right onto Stonedene Ct, turn left to stay on Stonedene Ct.

TENURE

FREEHOLD

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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