



72 Walton Heights, Liversedge, West Yorkshire, WF15 8ND

A SUPER OPPORTUNITY has arisen for FTB's to get on the property ladder with this 60% SHARED OWNERSHIP property. This WELL PRESENTED modern townhouse with two bedrooms is located on this popular cul-de-sac development which is convenient for country walks, local town amenities and schools and just a short drive away from the M62. Comprises hall, lounge, dining kitchen, ground floor WC, two double bedrooms with modern bathroom, allocated parking and lawned garden to the rear. Benefits from GCH & uPVC DG. EPC - C

Asking Price £79,800

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HALL

LOUNGE 14'1" x 12'2" max (4.3m x 3.7m max)

Having open staircase.

GUEST CLOAKROOM Hand wash basin and WC.

KITCHEN DINER 12'2" x 9'6" max (3.7m x 2.9m max)

Modern range of wall and base units incorporating contrasting worktop and one and a half bowl sink. Electric oven and four ring gas hob. Plumbing for auto washer, cupboard housing boiler and under stairs storage.

FIRST FLOOR LANDING Two useful storage cupboards.

BEDROOM ONE 12'2" x 9'10" max (3.7m x 3m max)

BEDROOM TWO 12'2" x 9'6" max (3.7m x 2.9m max)

BATHROOM Modern three piece suite comprising bath with shower extension and glazed screen, WC and hand wash basin.

EXTERIOR The property benefits from allocated tandem parking to the front. Pleasant low maintenance garden to the rear comprising artificial lawn and patio.

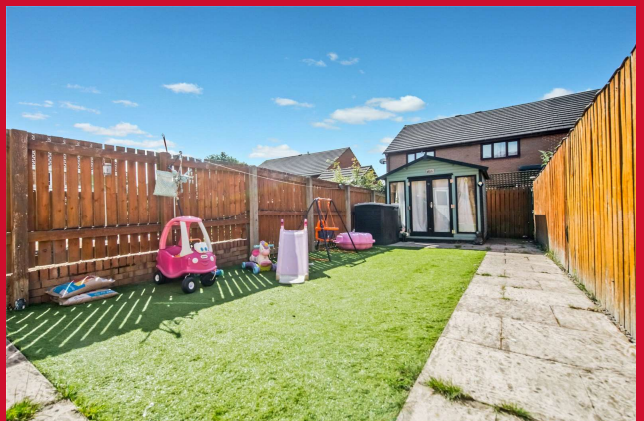
TENURE The property is sold as a shared ownership opportunity and the vendors own a 60% share. This has a 125 year lease from 1 April 2009. The rent and service charge of £127 per month for the remaining 40% share is payable to Together Housing Association.

There is the option to 'staircase' and buy the remaining 40% share subject to negotiations with the Housing Association. Further details are available on request.

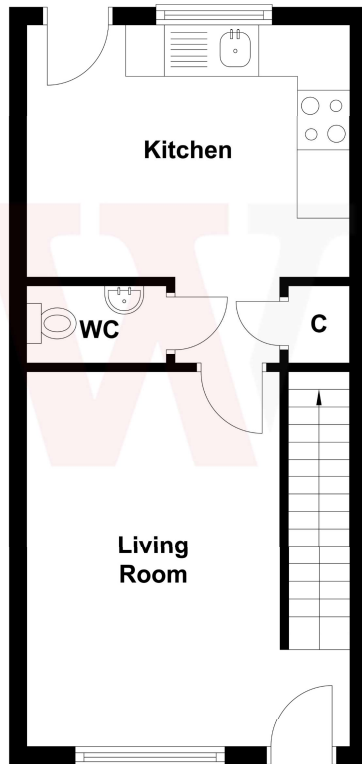
Council Tax Band B

EPC - C

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor

