



24 Balme Road, Cleckheaton, West Yorkshire, BD19 4DJ

A very RARE OPPORTUNITY has arisen to purchase a 25% SHARED OWNERSHIP, two bedroom first floor apartment. Offering a WELL PRESENTED, modern finish and situated in a block with only five other apartments, the property is handily situated for the local amenities and M62 and suits downsizers with a limited budget to spend. Comprises communal entrance, hall, lounge with modern kitchen and bathroom, two good sized bedrooms with allocated parking and communal garden areas. Benefits from GCH & uPVC DG and there is the option to purchase the remaining 75% share from the housing association.

Asking Price £25,000

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ENTRANCE PORCH Communal ground floor entrance.

ENTRANCE HALL Having intercom and useful storage cupboard.

LOUNGE 16'5" x 9'2" (5m x 2.8m)

French doors and Juliet balcony.

KITCHEN 9'10" x 6'3" max (3m x 1.9m max)

Wall and base units incorporating contrasting work top, one and a half bowl sink and mixer tap. Electric cooker point and extractor. Plumbing for auto washer. Open to lounge.

BEDROOM ONE 13'1" x 10'2" (4m x 3.1m)

BEDROOM TWO 10'6" x 8'10" (3.2m x 2.7m)

Storage cupboard housing the wall mounted boiler.

BATHROOM Modern three piece suite comprising glazed walk-in shower, vanity sink and wc. Chrome heated towel rail.

EXTERIOR The property enjoys communal gardens and the use of allocated parking.

PLEASE NOTE A 25% share of the long leasehold interest is available. A rent of £281.46 per month is payable to 'Sanctuary Housing Association' for the remaining 75% share. We understand that the remaining 75% share can be purchased from the HA.

There are 80 years remaining on the lease and the ground rent and service charge payable is £114.18 per month.

Please ask for further details on this.

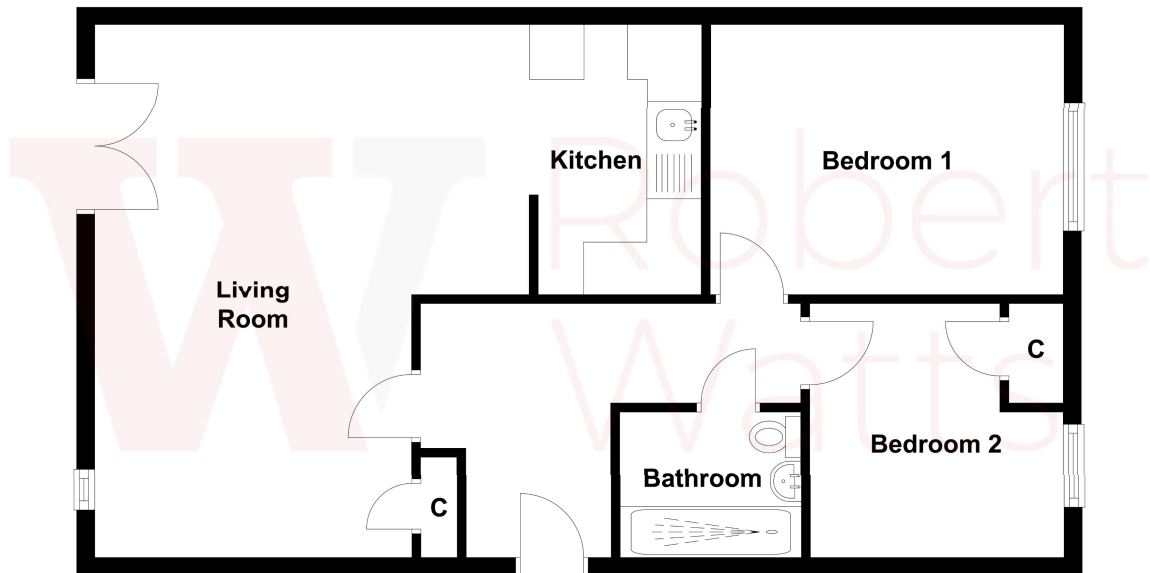
Tenure - Leasehold

Council Tax Band - A

EPC Rating - B

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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