



47 Halifax Road, Thornton Hills, Denholme, BD13 4EU

****EX SHOWHOME!** FULL INTERIOR PACKAGE AVAILABLE ON SEPERATE NEGOTIATION ** PRICES FROM £116,000 ** GET ON THE PROPERTY LADDER WITH THESE SUPERB SHARED EQUITY RELEASE SCHEMES ** PRICE SHOWN IS 40% SHARE! YOU CAN GET MORE! ** **COUNTRYSIDE VIEWS AND SEMI RURAL LIFE ** AFFORDABLE FAMILY LIVING! ** Step inside this lovely END town house situated within this selective Mandale Home development! Finished to exceptionally high standards the property includes carpet throughout and vinyl to kitchen and bathrooms. Turf is included to the rear garden. Curtain / blinds and light fittings included throughout and integrated appliances! Offering THREE BEDROOM accommodation with master en-suite facilities, family bathroom, lounge, dining breakfast kitchen with bi-folding doors leading to a LARGE rear garden backing onto to countryside and parking for 2 cars to the front. Benefitting further from Solar panels, Ev charging and visitors parking, these houses are ideal for young families. Halifax, Keighley and Bradford are a short distance away whilst enjoys the rural walks. BOOK YOUR VIEWING TODAY**

Guide Price £116,000

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INFORMATION This property is sold on a Shared Ownership basis - full open market value is £290,000. The price shown is for a 40% share. Rent is payable on the remaining share at 2.75%, illustrative examples:

40% share rent: £398.75pcm

50% share rent: £332.29pcm

60% share rent: £265.84pcm

75% share rent: £166.15pcm

There are also Estate Management charges payable for every property on site, currently equating to £24.78pcm (£297.31 per annum) per property. These are not included in the rent or any mortgage taken against the property.

ENTRANCE HALLWAY

Welcoming hallway with open stairs to first floor, radiator covering and LED lighting.

LOUNGE 10'1" x 14'4" (3.07m x 4.37m)

Tastefully decorated with floating cupboards

STORE CUPBOARD

Off from hallway

CLOAKROOM

Vanity style sink and W.C

BREAKFAST DINING KITCHEN 16'9" x 14'4" (5.1m x 4.37m)

STUNNING two tone fitted kitchen with a selection of wall and base units, quartz worktops to include breakfast bar with inset sink and drainer. Integrated appliances to include fridge freezer, dishwasher, oven hob and extractor PLUS contemporary down lighting. Bi folding doors lead out to the rear gardens

UTILITY ROOM

Fitted base units to include integrated washer and dryer

FIRST FLOOR

MASTER BEDROOM 13'1" x 14' (4m x 4.27m)

Decorative panelled feature wall and fitted sliding door mirror wardrobes

EN-SUITE

Corner shower cubicle, vanity sink and W.C

BEDROOM TWO 11'4" x 9'4" (3.45m x 2.84m)

BEDROOM THREE 11'4" x 7'1" (3.45m x 2.16m)

FAMILY BATHROOM

Fully tiled three piece suite

OUTSIDE

Parking bay for 2 cars with EV charging point. Low maintenance garden to front and side. Pleasant gardens to rear with patio, decked seating area and lawns

LEASEHOLD DISCLAIMER N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

BUYER DISCLAIMER Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.



