



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

**** 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 INNER TOWN HOUSE situated within this selective Mandale Home development! Offering THREE BEDROOM accommodation with master en-suite facilities, family bathroom, lounge, dining breakfast kitchen with bi-folding doors leading to a rear garden 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**

£114,000

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INFORMATION This property is sold on a Shared Ownership basis - full open market value is £285,000. The price shown is for a 40% share. Rent is payable on the remaining share at 2.75%, illustrative examples:

40% share rent: £391.88pcm

50% share rent: £326.56pcm

60% share rent: £261.25pcm

75% share rent: £163.28pcm

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

Stairs to first floor and store cupboard off

CLOAKROOM

Sink and W.C

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

BREAKFAST DINING KITCHEN 16'9" x 11'4" (5.1m x 3.45m)

Lovely kitchen with a selection of wall and base units, worktops with sink and drainer within the central island. Integrated dishwasher, fridge freezer, oven, hob and extractor. Bi folding doors to rear gardens

UTILITY

Space for washer and dryer with worktop space

FIRST FLOOR

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

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

Three piece suite

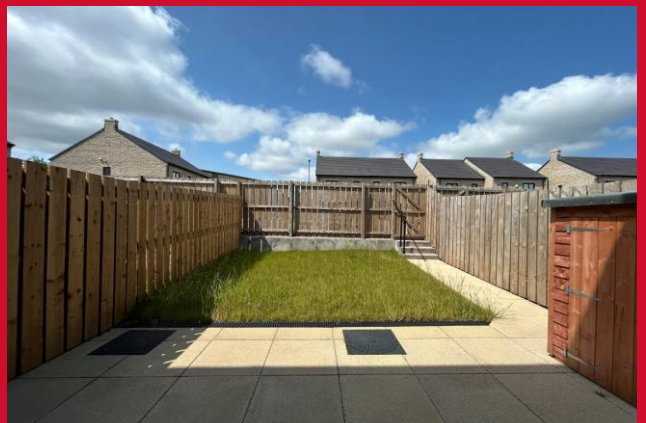
OUTSIDE

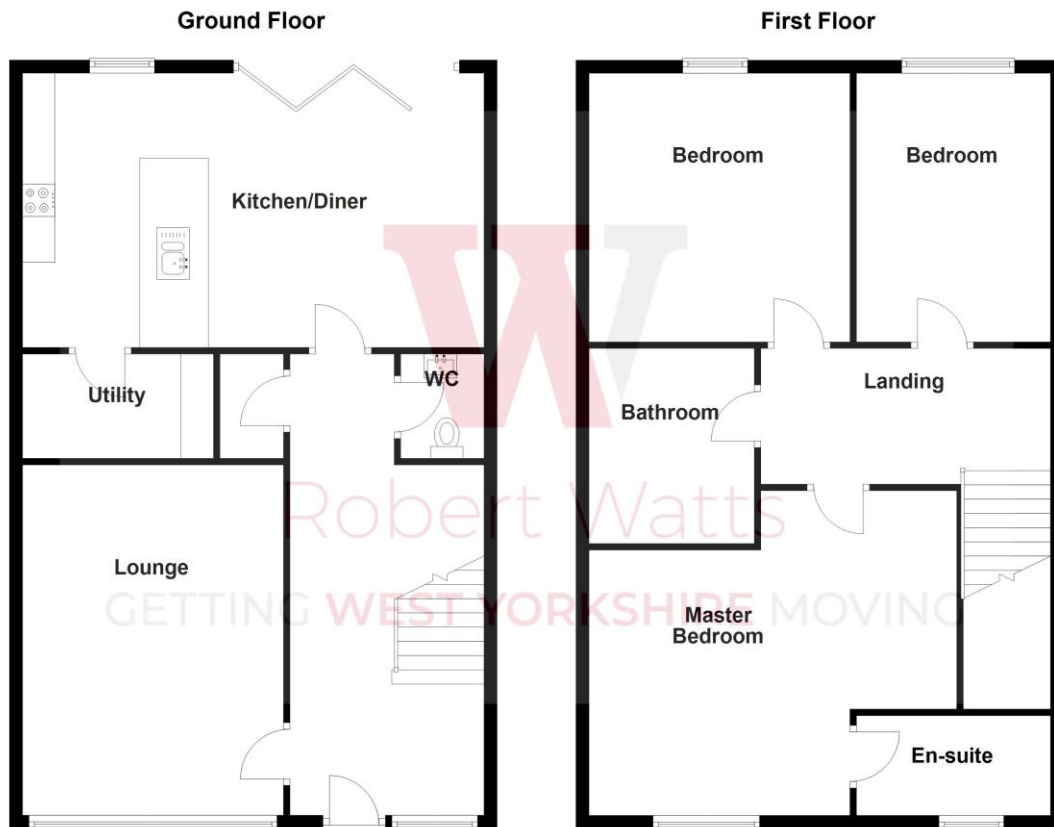
Low maintenance to the front, enclosed gardens to rear with paved seating and lawned gardens. Parking for 2 cars with EV charging point

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.





Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		