



Balme Road, Cleckheaton,

£60,000

PUBLIC NOTICE

Sugdens Estate Agents are now in receipt of an offer for the sum of £57,500 for 56 Balme Road, Cleckheaton, BD19 4DJ. Anyone wishing to place an offer on this property should contact:

Sugdens Estate Agents
13 Bradford Road
Cleckheaton
BD19 5AG

01274 905905

Before exchange of contracts.



Communal Entrance

Vestibule

Open Plan Lounge/Kitchen

14'11" x 10'9" (4.55m x 3.28m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oven, hob and extractor hood (not tested), exposed brickwork, two double glazed windows.



Bedroom One

20'9" x 9'9" (6.32m x 2.97m)

With exposed brickwork and double glazed window.

Bedroom Two

9'11" x 8'1" (3.02m x 2.46m)

With exposed brickwork and double glazed window.



Bathroom

Three piece suite comprising panelled bath, low suite wc and pedestal wash basin.



Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Balme Rd and the apartment block will be seen.

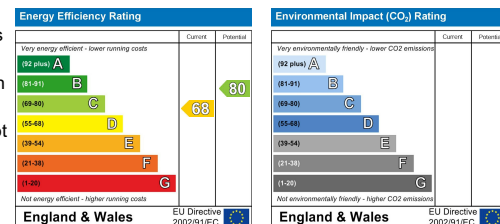
TENURE

We believe the property is LEASEHOLD. We await further details.

Council Tax Band

A

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.



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