



**Balme Road,**

**£119,950**

\* SUPERB DUPLEX APARTMENT \* TWO BEDROOMS \* TWO BATH/SHOWER ROOMS \* NO CHAIN\*  
\* MODERN FITTED KITCHEN \* DECEPTIVELY SPACIOUS \* ALLOCATED PARKING \* LIFT \*

Situated close to Cleckheaton Town Centre and available with vacant possession is this stunning two bedroom duplex apartment. The "ready to move into" accommodation benefits both double glazing, electric heating and briefly comprises communal entrance, lift to the fourth floor, reception hall, open plan lounge/kitchen, bedroom and bathroom. Stairs to the first floor providing a large second bedroom and modern en suite shower room. Outside there is allocated parking.

Viewing highly recommended!



## Communal Entrance

## Hall

## Open Plan Lounge/Kitchen

18'8" x 12' (5.69m x 3.66m)

Modern kitchen with a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls, two velux skylights, laminated wood floor.

## Bathroom

Three piece modern white suite, heated towel rail.

## Landing

## Bedroom Two

17'2" max x 8'10" (5.23m max x 2.69m)

With electric heater.

## Bedroom One

15'6" x 9'8" (4.72m x 2.95m)

With electric heater. En-Suite Shower Room;

## En Suite Shower Room

Modern three piece suite.

## Exterior

To the outside there is secure parking.

## Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, turn right onto Balme Rd and Waterford Mill will be seen displayed via our For Sale board.

## TENURE

LEASEHOLD. We have been advised that the vendor pays £169 per calendar month which includes ground rent, service charge, maintenance and buildings insurance.

## COUNCIL TAX BAND

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**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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