



Apt 98, Waterfield Mill Balme Road, Cleckheaton, BD19 4DJ  
£95,000

**bramleys**

Bramleys are delighted to offer for sale this immaculately presented 2 bedroom, fourth floor apartment which enjoys a pleasant outlook. Being modernised in recent years, the property provides modern features such as gas fired central heating and uPVC double glazing, with a layout which comprises:- entrance hall, open plan living kitchen, 2 bedrooms and shower room. Externally there is ample gated parking. Ideally placed for Cleckheaton town centre, with all the amenities within including public transport links to nearby towns and cities. There are also excellent motorway links from the property, making this an ideal purchase for the investor, first time buyer or professional couple alike. An internal viewing is highly recommended to see the quality of accommodation on offer.



## GROUND FLOOR:

Enter through a communal door into the entrance hall which has lift and stairway leading up to the fourth floor.

## FOURTH FLOOR:

Enter the apartment through a timber external door into:-

### Entrance Hall

### Living Kitchen

18'0" x 11'4" (5.49m x 3.45m)

This modern open plan living space has been upgraded in recent years, having a range of modern fitted wall and base units, laminated work surfaces, breakfast bar area, inset 1.5 bowl sink with side drainer and mixer tap, 4 ring hob, dishwasher, washing machine and stainless steel extractor fan. A further cupboard houses the central heating boiler and there is ample natural light, by way of four uPVC double glazed windows which provide dual aspect

views. To the living area there is exposed brick walling, wood effect flooring and a central heating radiator.

### Bedroom 1

12'1" x 10'6" (3.68m x 3.20m)

A good sized master bedroom which has 2 uPVC double glazed windows to the side elevation, exposed brickwork, a modern wall mounted radiator and wood effect laminate flooring.

### Bedroom 2

13'8" x 7'5" (4.17m x 2.26m)

Currently used as a walk-in dressing room/study, but could be utilised as a second bedroom. There are a range of fitted wardrobes, exposed brickwork, a central heating radiator, uPVC double glazed window and wood effect laminate flooring.

### Shower Room

This contemporary shower room is fitted with a 3 piece suite comprising of a walk-in shower



cubicle with glass shower screen, encased flush WC and modern sink unit. There are fully tiled walls and floor, a ladder style radiator and an encased mirror.

### OUTSIDE:

There is gated parking to the side of the apartment block, together with ample visitor spaces.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### TENURE & SERVICE CHARGE:

Leasehold - Term: 125 years from 1 January 2005

Ground Rent: £219.36 per annum.

Service Charge: £159.50 per month

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the

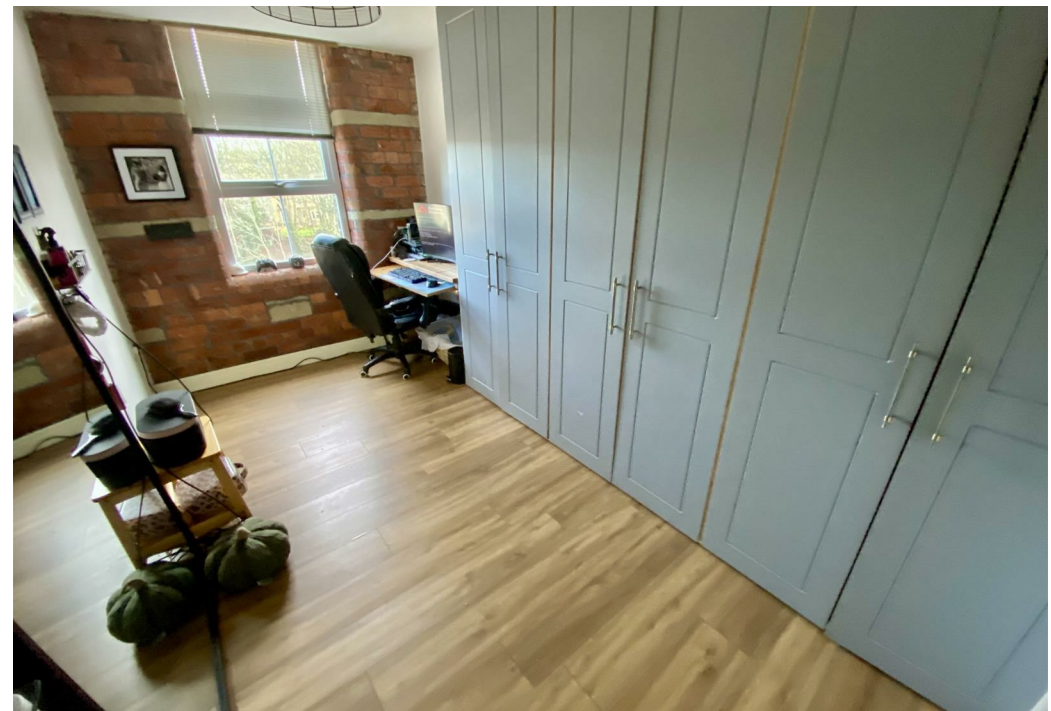
market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01924 495334.





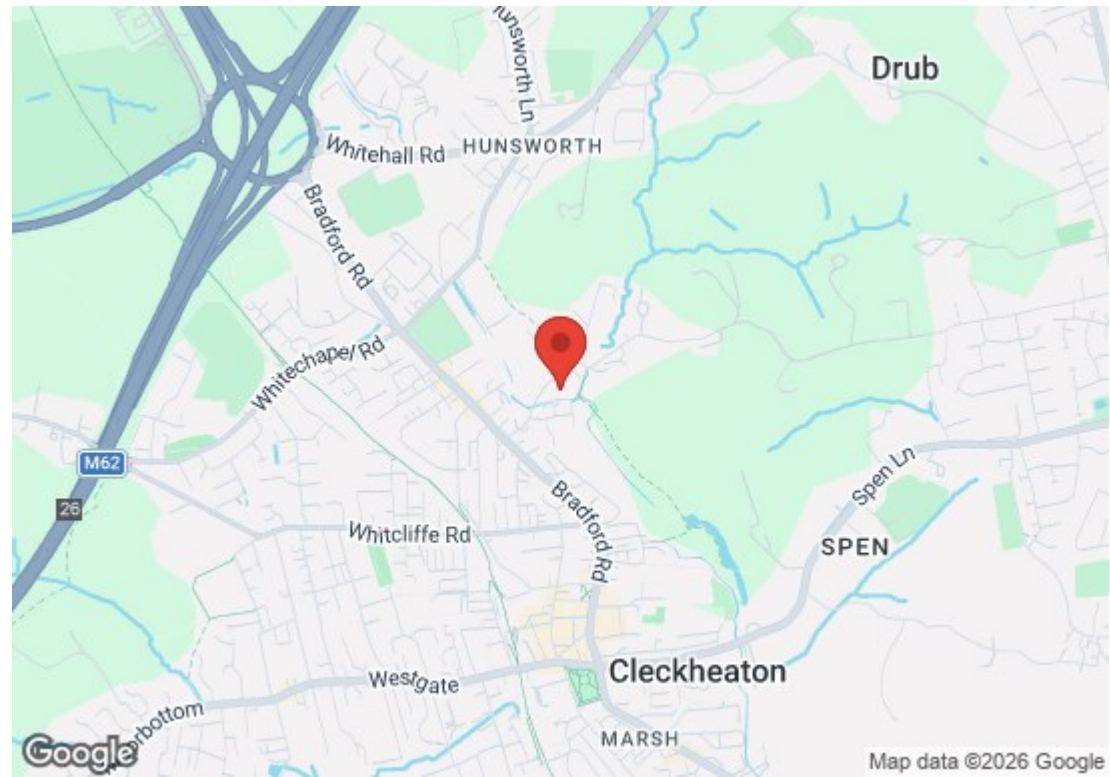
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY



# Ground Floor



Huddersfield | Halifax | Elland | Mirfield

