

## £62,500 Shared Ownership

50 Beck Road, Sowerby Bridge, West Yorkshire, HX6 2FJ



- Guideline Minimum Deposit £6,250
- Ground Floor
- High Performance Glazing
- Communal Parking
- Guideline Income £16,000
- Approx. 594 Sqft Gross Internal Area
- Gas Central Heating
- Short Cycle Ride from Town Centre/Station

### GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £125,000). This building is recent in construction but traditional in style. The flat available is on the ground floor and has a smartly-presented, dual-aspect reception room with semi-open-plan kitchen featuring sleek units and integrated appliances. There is a spacious main bedroom plus a second, smaller, double bedroom and a good-sized bathroom. Well insulated walls and floor, high performance glazing and a modern gas central heating system have resulted in a very good energy-efficiency rating. The development has communal parking and is only a short drive from both Sowerby Bridge town centre and Halifax.

**Tenure:** Leasehold (125 years from 2019).

**Minimum Share:** 50% (£62,500).

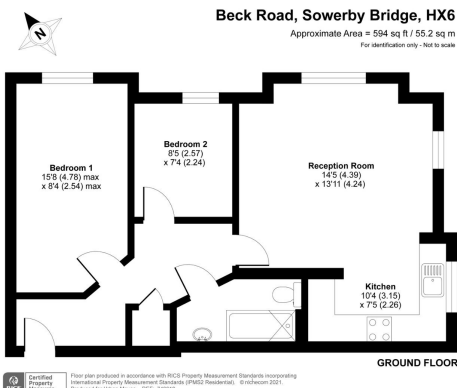
**Shared Ownership Rent:** £133.41 per month (subject to annual review).

**Combined Service Charge and Admin Fee:** £107.38 per month (subject to annual review).

**Guideline Minimum Income:** £16,000 (based on minimum share and 10% deposit).

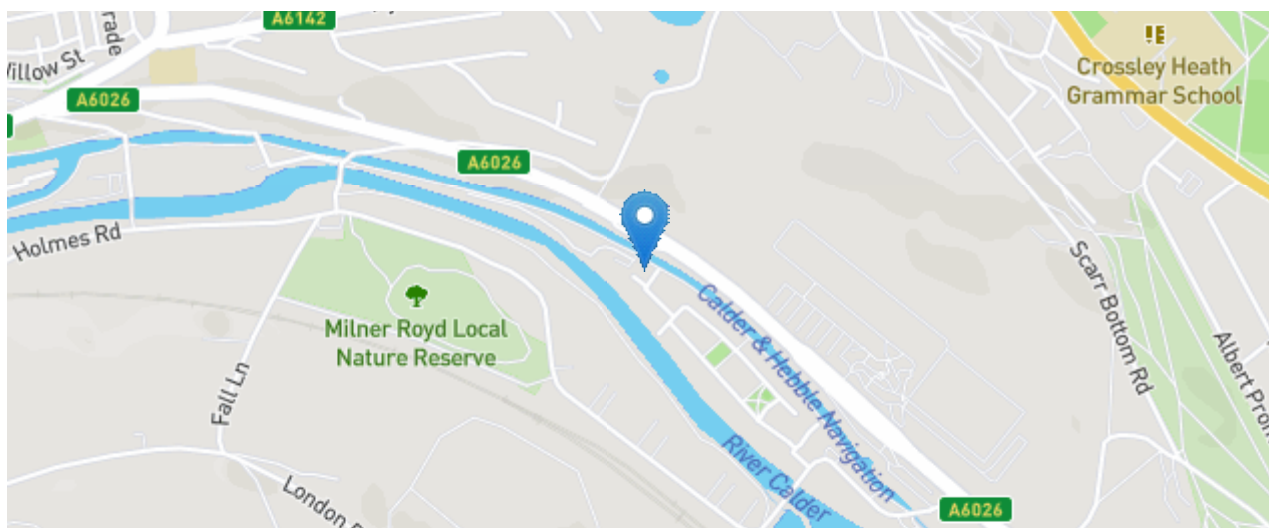
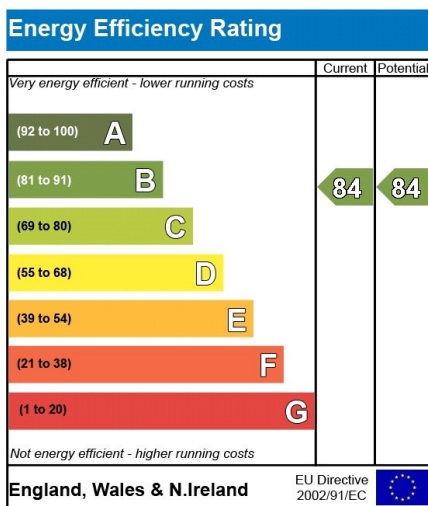
**Council Tax:** Band A, Calderdale Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

- RECEPTION ROOM**  
14' 5" x 13' 11" (4.39m x 4.24m)
- KITCHEN**  
10' 4" x 7' 5" (3.15m x 2.26m)
- BEDROOM 1**  
15' 8" max. x 8' 4" max. (4.78m x 2.54m)
- BEDROOM 2**  
8' 5" x 7' 4" (2.57m x 2.24m)
- BATHROOM**



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.