



Chrisharben Court, Green End, Clayton,

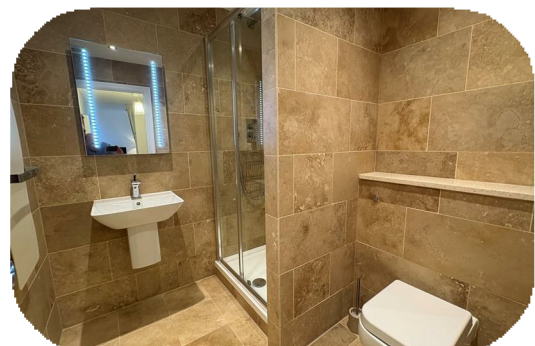
£175,000

* APARTMENT * TWO BEDROOMS * SCHOOL CONVERSION * SUPERB PRESENTATION *
* HIGH STANDARD FIXTURES/FITTINGS * LANDSCAPED COMMUNAL GARDENS * PARKING *

Chrisharben Court is a former village school built in 1897 situated in the heart of Clayton Village.

This unique and superbly presented two bedroom apartment forms part of this school conversion and has been completed to the highest of standards with fixtures and fittings and is located within walking distance of Clayton Village.

The immaculately presented lower ground floor apartment briefly comprises communal entrance, hallway, spacious open plan lounge/kitchen/diner, two bedrooms, en-suite shower room, dressing room and a main bathroom. To the outside there is a patio area with landscaped communal gardens, useful bike store and allocated parking space.



Entrance Hall

Lower Ground Floor Accommodation

Open Plan Lounge/Kitchen

25'10" x 11'11" (7.87m x 3.63m)

Modern fitted kitchen area having a range of wall and base units incorporating quartz work surfaces, sink unit, double oven, hob, extractor hood, integrated dishwasher, fridge/freezer, washing machine.

The lounge area has two radiators, spotlights, bi-fold door to garden.



Bedroom One

17'4" x 11'11" (5.28m x 3.63m)

With radiator, two double glazed windows.



Dressing Area

11'8" x 6'8" (3.56m x 2.03m)

With sliding door wardrobes and radiator.

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled floor and walls, towel radiator and extractor fan.

Bedroom Two

15'1" x 10'1" (4.60m x 3.07m)

With radiator, bi-fold door to garden.



Office/Sitting Area

With radiator and useful storage cupboard.

Bathroom

Modern three piece suite comprising P shaped bath with rain shower over, low suite wc, pedestal wash basin, towel radiator, extractor fan.



Exterior

To the outside there is an allocated parking space and patio to the front. There are well maintained landscaped communal gardens.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Baldwin Ln, go through the roundabout, at the roundabout take the 4th exit onto Green End, turn left to stay on Green End, take the slight left onto Chrisharben Park and the property will shortly be seen displayed via our For Sale board.

TENURE

LEASEHOLD. Length of lease 125 years from 1st April 2014. Service Charge: £1386.99 - plus - Building insurance: £722.11 (Annual Total £2,109.10). Annual Ground rent: £100.

Council Tax Band

C



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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