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## Chrisharben Court

Green End, Clayton, Bradford, BD14 6AF

Guide Price £115,000



Welcome to Chrisharben Court, a delightful flat conversion nestled in the charming area of Green End, Clayton, Bradford. This modern property, built in 2015, offers a perfect blend of contemporary living and security, making it an ideal choice for those seeking a comfortable home in a gated environment.

This property is available for sale via the modern method of auction, presenting a unique opportunity for prospective buyers to secure their new home in a competitive market.

The flat boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. With two well-appointed bedrooms, this property is perfect for small families, couples, or individuals looking for extra space. The two bathrooms add convenience and privacy, ensuring that morning routines run smoothly.

One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in today's busy world. The gated environment enhances security, allowing residents to enjoy peace of mind in their home.



## Main

Hallway 7'7" x 5'4" (2.32m x 1.63m)

This welcoming hallway offers a handy space for coats and shoes with its practical layout and wooden effect flooring, making it a perfect introduction to the home.

Kitchen Area 10'1" x 9'2" (3.08m x 2.80m)

The kitchen area is modern and well-equipped with sleek white cabinetry and integrated appliances, complemented by wooden effect flooring. It connects seamlessly to the dining/lounge area, creating a practical space for cooking and socialising.

1st Floor Landing 5'8" x 7'5" (1.72m x 2.25m)

The landing on the first floor provides access between the living room and bedroom 2, with stairs leading both down to the ground floor and up to the second floor.

Dining / Lounge Area 7'5" x 15'4" (2.27m x 4.68m)

The dining/lounge area is bright and inviting, featuring wooden floors underfoot and a large glass roof that floods the space with natural light. This area comfortably accommodates a dining table and a wall-mounted TV, making it ideal for both relaxing and entertaining.

Living Room 11'6" x 18'0" (3.50m x 5.49m)

The living room is generous in size with wooden flooring and large windows that welcome plenty of daylight. This space offers a comfortable setting for relaxation and entertaining on the first floor.

Bedroom 2 10'4" x 10'0" (3.16m x 3.04m)

This bright and cosy bedroom benefits from a large window letting in plenty of natural light, while the soft carpeted floor adds warmth and comfort. The neutral decor offers flexibility for personal touches and furniture arrangements.

Bedroom 1 10'11" x 13'11" (3.33m x 4.23m)

The main bedroom is spacious and well-lit thanks to large windows, with fitted wardrobes providing ample storage. The carpeted floor adds a cosy touch, and the room connects to a compact ensuite for added convenience.

Bedroom 1 Ensuite 8'4" x 2'11" (2.53m x 0.88m)

This ensuite shower room features modern tiling and a compact layout with a shower cubicle, sink, and mirror cabinet, providing a practical and private facility off the main bedroom.

Main Bathroom 7'10" x 7'11" (2.40m x 2.41m)

The main bathroom is beautifully tiled throughout and includes a bath with a shower screen, a toilet, and a wall-mounted sink. Two skylights allow natural light to fill the room, enhancing the clean and fresh atmosphere.

## External

### Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

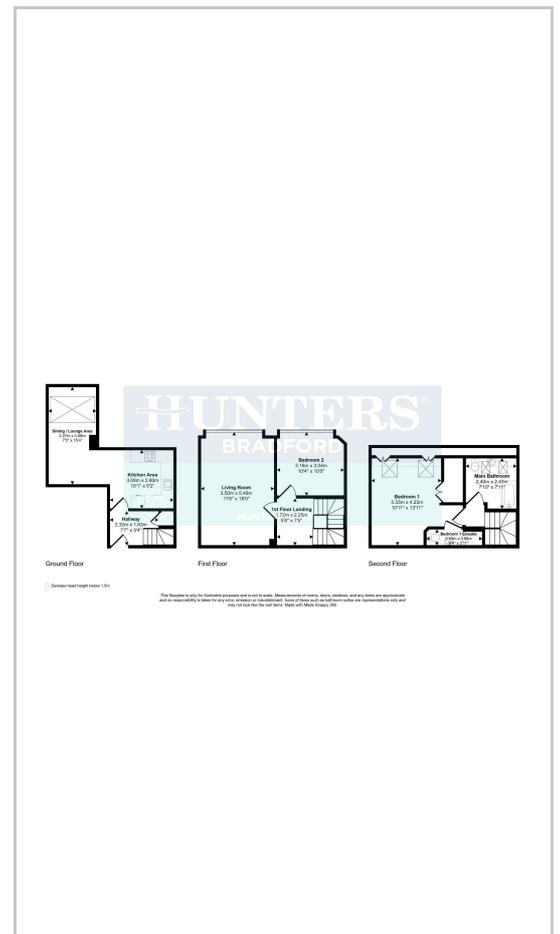
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## Area Map



## Floor Plans



## Energy Efficiency Graph

