Chrisharben Court, Bradford

- DUPLEX APARTMENT - NO CHAIN
- BEDROOM 1 EN-SUITE
- SECURE PARKING
- VILLAGE LOCATION
- COUNCIL TAX BAND C

- TWO DOUBLE BEDROOMS
- MODERN FITTINGS
- SET ON GROUND FLOO
- COMMUNAL GARDEN AREA TO REAR
- EPC RATING GRADE C

Offers Over £130,000

HUNTERS®

HERE TO GET *you* THERE

Chrisharben Court, Bradford

DESCRIPTION

HUNTERS BRADFORD PRESENTS - CHRISHARBEN COURT - *** NO CHAIN ***

A TWO-BEDROOM GROUND FLOOR WELL-PRESENTED DUPLEX APARTMENT

DUPLEX APARTMENT - TWO DOUBLE BEDROOMS - BEDROOM 1 EN-SUITE - MODERN FITTINGS THROUGHOUT - SECURE PARKING - SET ON GROUND FLOOR - VILLAGE LOCATION - COMMUNAL GARDEN AREA TO REAR - COUNCIL TAX BAND C - EPC RATING GRADE C

LEASEHOLD DETAILS - Figures for the 2022-2023 year were:

Annual Ground Rent £100
Annual Service Charge ££1145.10
Insurance £545.93
Term: From and including 1 April 2014 to 31 March 2139 116 Years Remaining

VIEWING HIGHLY RECOMMENDED Hunters are pleased to offer this beautifully presented TWO bedroom luxury GROUND floor DUPLEX apartment located in a former Victorian village school in the heart of Clayton. Close to all local amenities and schools, and with excellent transport links to Bradford, Halifax and Leeds this property is A MUST SEE!

Briefly compromises of: Open plan lounge, dining and modern kitchen area, two double bedrooms, fully tiled en suite and fully tiled bathroom.

GROUND FLOOR:

- Spacious entrance hall

- Modern open plan kitchen with built in fridge / freezer, dishwasher, washing machine, hob and oven with extractor above.

- Good sized living / dining area with ample natural light provided from the large windows to the rear and skylight window.

- Large double bedroom

- Modern family bathroom, fully tiled with white three-piece suite including shower above bath, heated towel rail

FIRST FLOOR:

- Study / dressing area

- Bedroom 1 with en suite comprising of a white two-piece suite, separate shower cubicle and skylight window

The property also benefits from intercom entry system, well maintained communal areas, single allocated parking space accessed via security gates, communal garden area and bike store to the rear.
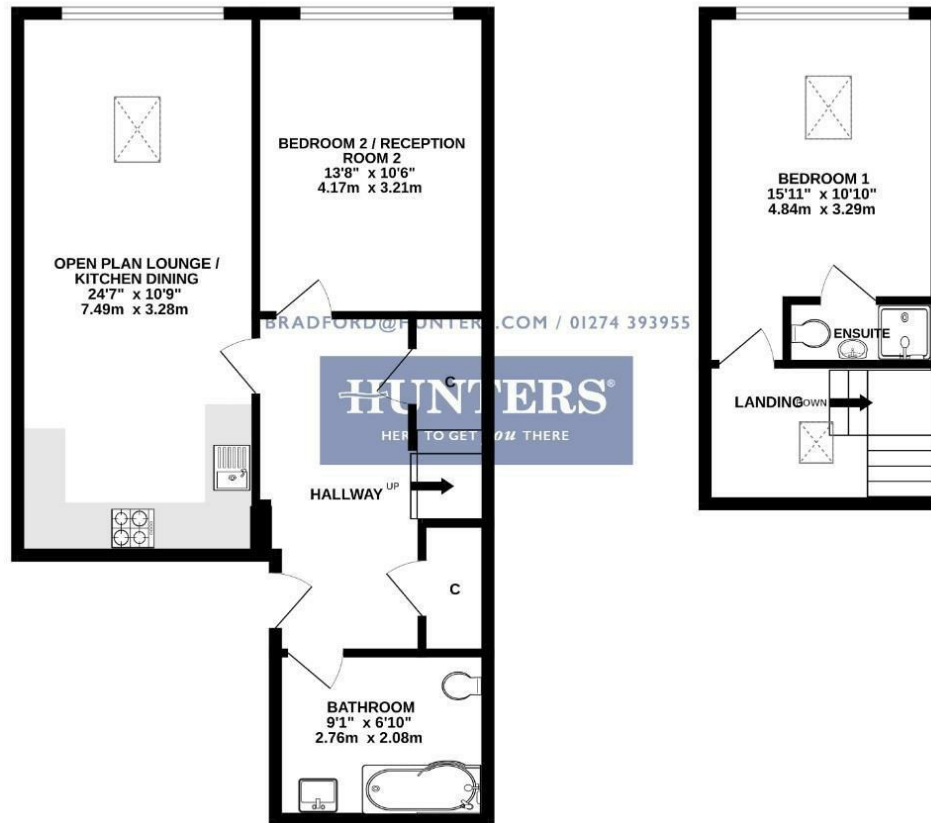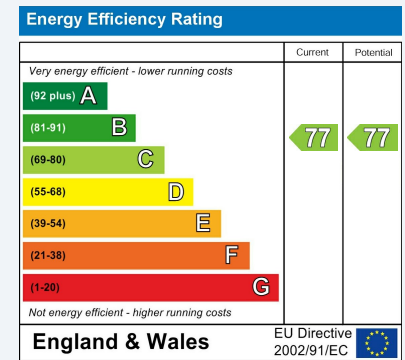
GROUND FLOOR

1ST FLOOR

BEDROOM 2 / RECEPTION
ROOM 2
13'8" x 10'6"
4.17m x 3.21m

OPEN PLAN LOUNGE /
KITCHEN DINING
24'7" x 10'9"
7.49m x 3.28m

BEDROOM 1
15'11" x 10'10"
4.84m x 3.29m

ENSUITE

C

LANDING Down

HALLWAY UP

C

BATHROOM
9'1" x 6'10"
2.76m x 2.08m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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.

Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman

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