



## 10, Chrisharben Court, Clayton, Bradford, BD14 6AF

£150,000

- IMPRESSIVE DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- QUALITY FIXTURES & FITTINGS
- SECURE, GATED PARKING
- PRESTIGIOUS DEVELOPMENT
- 30' LOUNGE & KITCHEN
- MASTER WITH ENSUITE
- \*\* CHAIN FREE \*\*
- GAS CH & DOUBLE GLAZING
- COMMUNAL GARDENS

# Chrisharben Court, Bradford BD14 6AF

**\*\* IMPRESSIVE DUPLEX APARTMENT \*\* VILLAGE SCHOOL CONVERSION \*\* TWO DOUBLE BEDROOMS \*\* QUALITY FIXTURES & FITTINGS \*\***

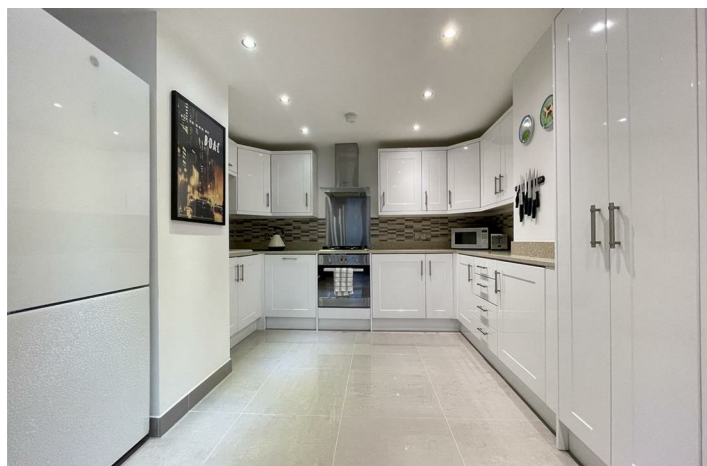
Bronte Estates are pleased to offer for sale this spacious apartment at the prestigious Chrisharben Court in the heart of Clayton village. Accessed through electric gates, with secure allocated parking and delightful communal grounds. The apartment is well presented throughout and definitely has the wow factor! Briefly comprising of a large entrance hall, open plan lounge and kitchen with full height ceiling, a ground floor bedroom, large store room/ office space & bathroom. To the first floor is a further double bedroom with en-suite and a landing area that could be used as a dressing area or work space, plus loft space for storage. Externally there are communal gardens and one allocated parking space.

The property has the added bonus of being south west facing and with easy reach of all local village amenities i.e. doctors, dentist, primary school, post office, butchers, parks etc. and convenient links to both Halifax & Bradford.

This CHAIN FREE property is sensibly priced, so be quick with this one.



Council Tax Band: C





### **Communal Entrance**

There are two secure entrances to the grounds, both with phone intercom and electric remote control gates to the car parking area. The main communal entrance hall is spacious and well kept.

### **Hall**

24'3 max x 10'5 max

A spacious entrance hall with wood flooring and open stairs off to the first floor. Doors off to the living space, a bedroom, bathroom, office/store and a useful storage cupboard. Central heating radiator.

### **Lounge**

30'6 x 10'5

A spacious and impressive reception room with a full height ceiling, exposed beams and a feature circular window. Wood flooring, two central heating radiators and four wall light points. Open to:

### **Kitchen Area**

A good-sized kitchen, fitted with a good range of modern base and wall units, splash-back wall tiling and Corian work surfaces. Ceramic sink and drainer, and integrated appliances include a dishwasher, washer-dryer, electric oven, gas hob and extractor. High gloss tiled floor.

### **Large store room/ office space**

Good size store room off the hallway, currently used as an office space, providing flexibility for the occupier.

### **Bathroom**

8'3 x 6'0

A modern bathroom suite with limestone floor and wall tiling. 'P' shape bath with rainfall shower over, low flush WC and a floating washbasin. Large wall mirror, heated towel rail, spotlighting and an extractor.

### **Bedroom**

13'10 x 10'9

Windows to the front elevation and a central heating radiator.

### **First Floor Landing**

A spacious landing area with exposed beams

and a Velux windows. Could be used as a dressing area or work space.

### **Bedroom**

15'8 x 10'7

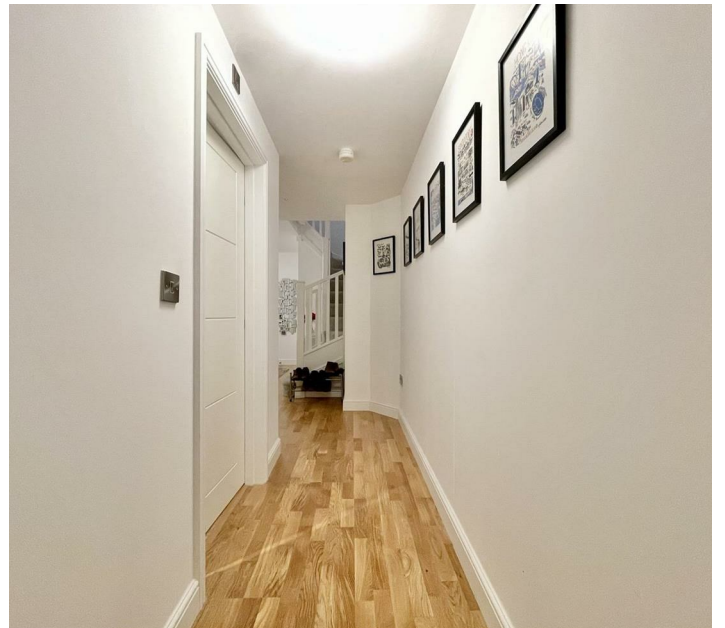
A good-sized master bedroom with windows to the front elevation, a Velux window, exposed beams, central heating radiator and a door to the en-suite.

### **Ensuite**

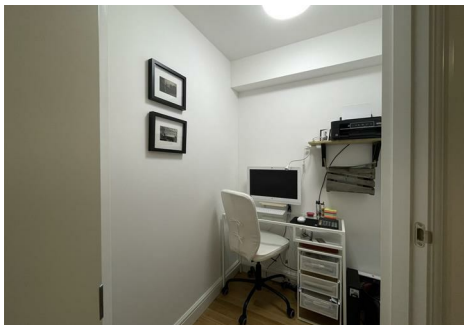
A modern shower room with limestone floor and wall tiling, walk-in shower enclosure with a rainfall shower and glass door, WC and a floating washbasin with mixer tap.

### **External**

The property has one allocated parking space and shares a pleasant communal garden and patio seating area to the rear of the building.









## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

