



9 Stonelea, North View Road, East Bierley, Bradford, BD4 6NS

NO CHAIN: Well appointed DUPLEX APARTMENT, forming part of this charming former school building that was converted in 2002. The apartment is a good sized, totally approximately 1717 square feet and is to be sold for OWNER OCCUPATION ONLY. Situated in this popular location, offering easy access to all commutes. Further benefits include uPVC DG, Gas Central Heating, and original beamed ceiling.

The accommodation briefly comprises: Entrance Vestibule, Dining Hall, Kitchen, Lounge, 2 Bedrooms, En Suite & House Bathroom.

Asking Price £119,000

T 01274 689589 **E** birkenshaw@robertwatts.co.uk **W** robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

9 Stonelea, North View Road, East Bierley, Bradford, BD4 6NS

GROUND FLOOR

ENTRANCE VESTIBULE

DINING ROOM 12'1" x 11'5" (3.68m x 3.48m)

Feature spiral staircase leading to the 1st Floor.

KITCHEN 11'7" x 8' (3.53m x 2.44m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Integrated fridge, freezer and dishwasher. Built in oven, hob and extractor fan.

1ST FLOOR

LOUNGE 15'1" (4.6) x 16'2" (4.93) average measurement + 5'6" (1.68) + 10'3" (3.12)

Impressive spacious Lounge with vaulted beamed ceiling. Triple Velux Roof Lights.

MASTER BEDROOM 14'9" x 10'2" max (4.5m x 3.1m max)

Walk-in wardrobe.

EN-SHOWER ROOM/W.C. White suite with corner shower cubicle.

BEDROOM 2 11'4" x 7'9" max (3.45m x 2.36m max)

BATHROOM/W.C. 9'8" x 7'2" (2.95m x 2.18m)

3 piece white bathroom suite with shower and shower screen. 1/2 tiled walls and flooring.

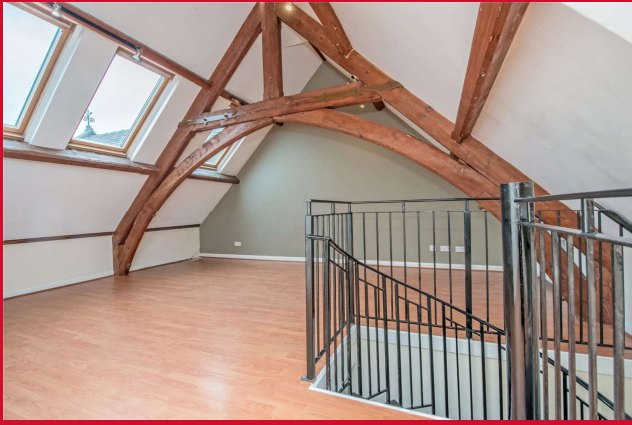
OUTSIDE Allocated parking space.

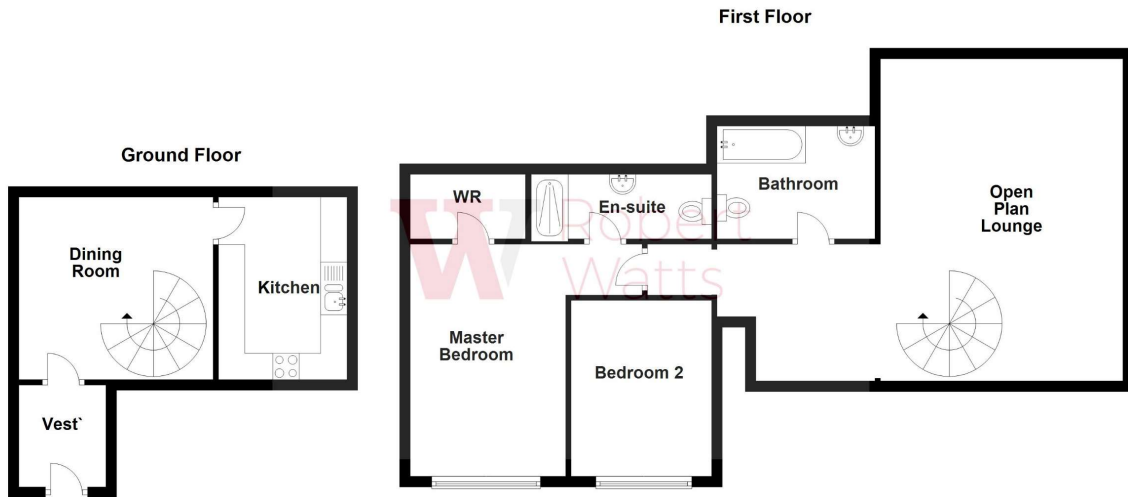
LEASEHOLD Please note the property is Leasehold: 999 year lease as of 15.7.2002 - £650 management fees + £50 ground rent p.a

COUNCIL TAX BAND B - Bradford

PLEASE NOTE There is a condition on the sale that the property can be sold to owner occupier only and cannot be used for rental purposes/buy to let

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Please note this floor plan is not to scale and should not be relied on a basis to purchase this property.
Plan produced using PlanUp.

9 Stonelea Court

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 689589
 birkenshaw@robertwatts.co.uk
robertwatts.co.uk
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark