



**Flat 1, The Chapel, 640 Hunsworth Lane, East Bierley, Bradford, West
Yorkshire, BD4 6PY**

FORMER METHODIST CHURCH.

Do not miss out on this lovely Ground Floor Apartment forming part of this exclusive and select development. The property was converted from the former East Bierley Methodist Church in 2013 to create only 2 unique Apartments. Provides 2 Bedrooms and is situated in this super location overlooking the Village Green and backing onto the Duck Pond. Properties of this style and nature are rare to the market and viewing is highly recommended.

Asking Price £145,000

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ENTRANCE LOBBY Lobby and main entrance door shared with Flat 2.

HALLWAY

OPEN PLAN KITCHEN/LIVING SPACE 25'3" x 15'4" (7.7m x 4.67m)

Overall 25 foot Living Room/Kitchen, with a well equipped range of kitchen units. Built in oven and hob.

DOUBLE BEDROOM 1 12'1" x 11'9" (3.68m x 3.58m)

Lovely double bedroom with dual aspect windows.

DOUBLE BEDROOM 2 11'3" x 8'6" (3.43m x 2.6m)

BATHROOM White bathroom suite with fitted vanity sink unit.

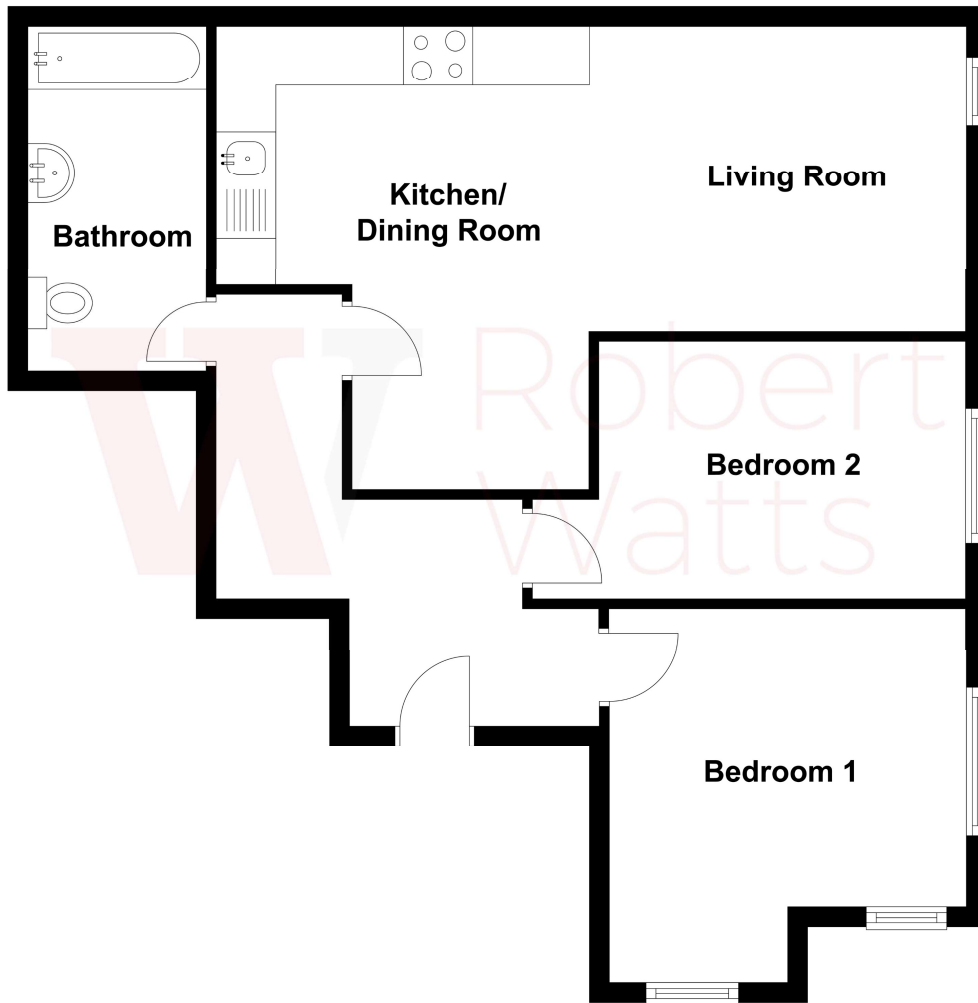
OUTSIDE Communal garden area at the front entrance., To the side, is parking/garden area for the 2 apartments.

TENURE Please note the property is Leasehold. Terms of the lease 999 years from 24.06.1888 = 863 remaining. Ground rent £2.50 (apportioned if assigned) or a peppercorn if a new underlease is granted.




PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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