



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

Impressive DUPLEX APARTMENT that forms part of this former school building that was converted in 2002. The property provides spacious accommodation of approximately 1022 square feet. One of the standout features is the lovely first floor lounge that has super exposed beams to the ceiling.

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: Hallway, Dining Room, Kitchen, Lounge, 2 Bedrooms & Bathroom.

Asking Price £135,000

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GROUND FLOOR

HALLWAY With open staircase leading to the lounge.

KITCHEN 14' x 7' (4.27m x 2.13m)

Well equipped kitchen, with good range of units. Fitted oven and hob.

DINING ROOM 8' x 7' (2.44m x 2.13m)

Versatile dining/breakfast area which leads through to the kitchen.

BEDROOM 1 11' x 9' (3.35m x 2.74m)

Fitted wardrobes.

BEDROOM 2 11' (3.35m)

BATHROOM White bathroom suite, with shower over bath.

FIRST FLOOR

LOUNGE 20' x 17' max (6.1m x 5.18m max)

Lovely spacious first floor Lounge, with vaulted ceiling and super exposed beams. Feature arched window.

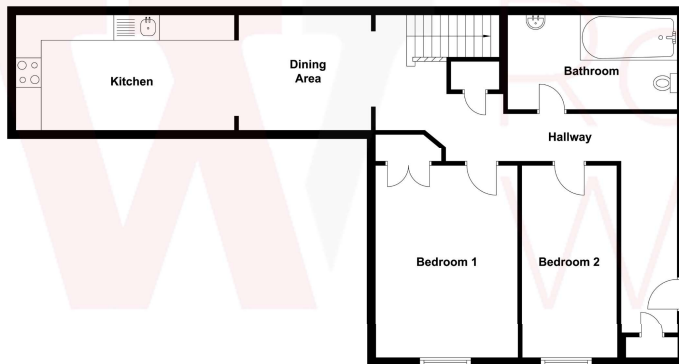
LEASEHOLD Terms of lease: 999 years from 12.9.2002. £800 annual service charge. £50 annual ground rent.

OUTSIDE Externally there are communal garden areas and allocated parking.

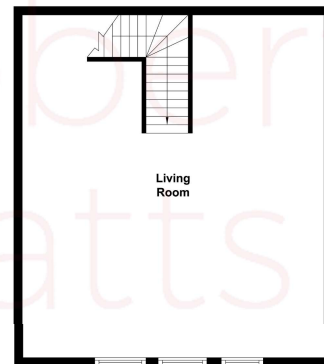
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



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