



## **Flat 2, The Chapel, 640 Hunsworth Lane, East Bierley, Bradford, West Yorkshire, BD4 6PY**

FORMER METHODIST CHURCH.

Rarely do properties of this style and nature come to the market, so we are pleased to offer for sale Flat 2, The Chapel. A delightful Floor Apartment forming part of this exclusive and select development and provides 2 Bedroomed, substantial accommodation of 1023 ft<sup>2</sup>. The property was converted from the former East Bierley Methodist Church in 2013 to create only 2 unique Apartments. 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 £245,000**

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# Flat 2, The Chapel, 640 Hunsworth Lane, East Bierley, Bradford, West

**ENTRANCE LOBBY** Lobby and main entrance door shared with Flat 1. Access leading to the ground floor hallway.

**HALLWAY** Entrance Hallway, with feature arched window. Cloaks cupboard. Open staircase with return leading upstairs.

## **DOWNSTAIRS WC**

### **LOUNGE/DINER 20'6" x 12'6" (6.25m x 3.8m)**

A great living space of over 20 foot, with may feature windows that takes advantage of overlooking the Village Green and looking down Hunsworth Lane. French doors to the Kitchen.

### **KITCHEN 20'6" x 8'3" (6.25m x 2.51m)**

Superb, fully equipped Kitchen with a really good range of base and wall units, Built in double oven and hob.

### **BEDROOM 1 10'7" x 9'4" (3.23m x 2.84m)**

Fitted wardrobes.

### **BEDROOM 2 11'3"x 7'3" (3.43mx 2.2m)**

Fitted mirrored sliding wardrobes. Vaulted ceiling with velux window.

**SHOWEROOM** Well equipped suite with "walk in" shower. Fitted vanity sink unit. Heated towel rail.

**UTILITY ROOM** With worktop and base and wall units.

**LANDING** Part galleried landing.

**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.

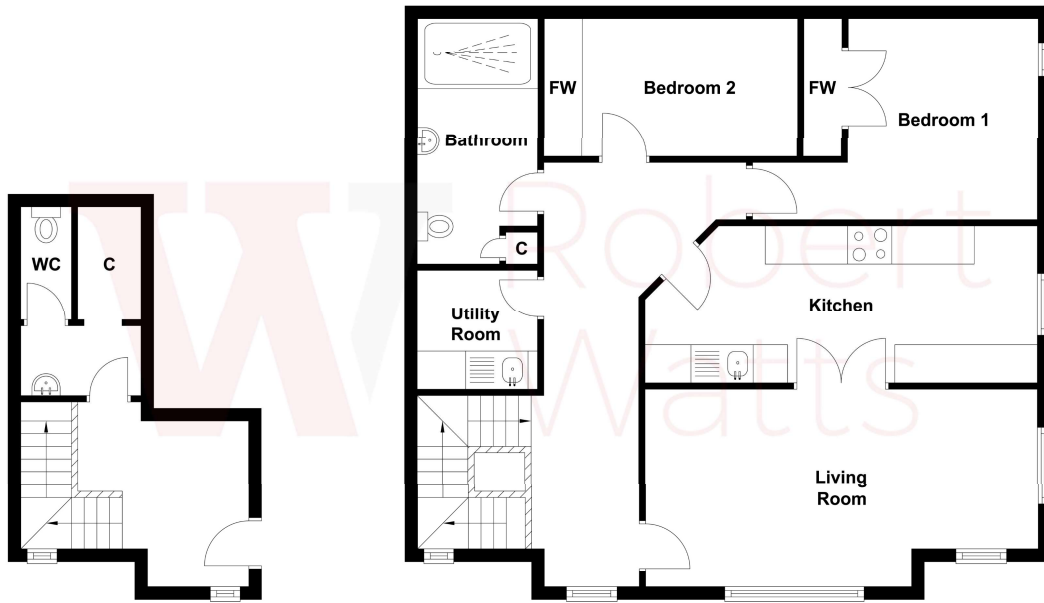
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.



**Ground Floor**

**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		