



## **27 Chrisharben Court, Green End, Clayton, Bradford, BD14 6AF**

High quality apartment with accommodation arranged over three levels... Rest assured this is not an average apartment! Forming part of this impressive conversion this fine example boasts over 1,000 square feet of contemporary living which simply must be viewed to fully appreciate ... Two good sized bedrooms and two bath / shower rooms await new owners. Within walking distance of village amenities we feel this delightful apartment will appeal to many. Contact Robert Watts to arrange YOUR viewing today.

**£140,000**

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# 27 Chrisharben Court, Green End, Clayton, Bradford, BD14 6AF

## **SECURE INTERCOM ENTRY SYSTEM**

**ENTRANCE HALL** Useful understairs store

## **KITCHEN DINER L shaped 19'8" (6) x 5'2" (1.57) and 10' (3.05) x 7'5" (2.26)**

Selection of wall and base units. Worktops, sink unit, built in oven, hob and extractor. Integrated fridge freezer and washing machine

## **STAIRS LEAD UP TO**

**LIVING ROOM 17'1" x 11'5" (5.2m x 3.48m)**

**BEDROOM TWO 10'6" x 10'5" (3.2m x 3.18m)**

## **STAIRS LEAD UP TO**

**BEDROOM ONE 13'9" x 11' (4.2m x 3.35m)**

Eaves storage

**EN-SUITE SHOWER ROOM** Shower cubicle, sink and W.C. Tiled walls and floor

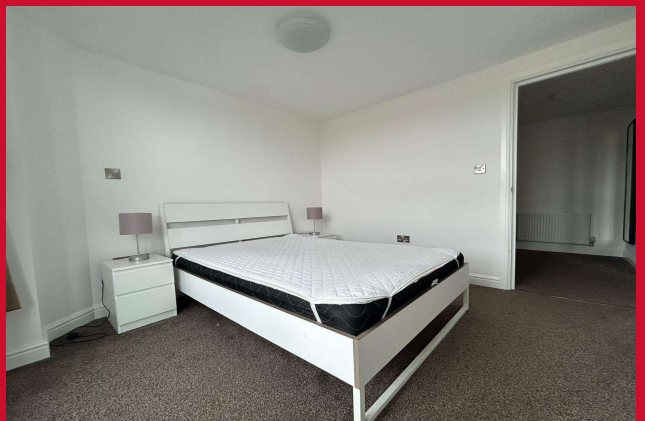
**BATHROOM** Three piece white suite over bath shower and screen

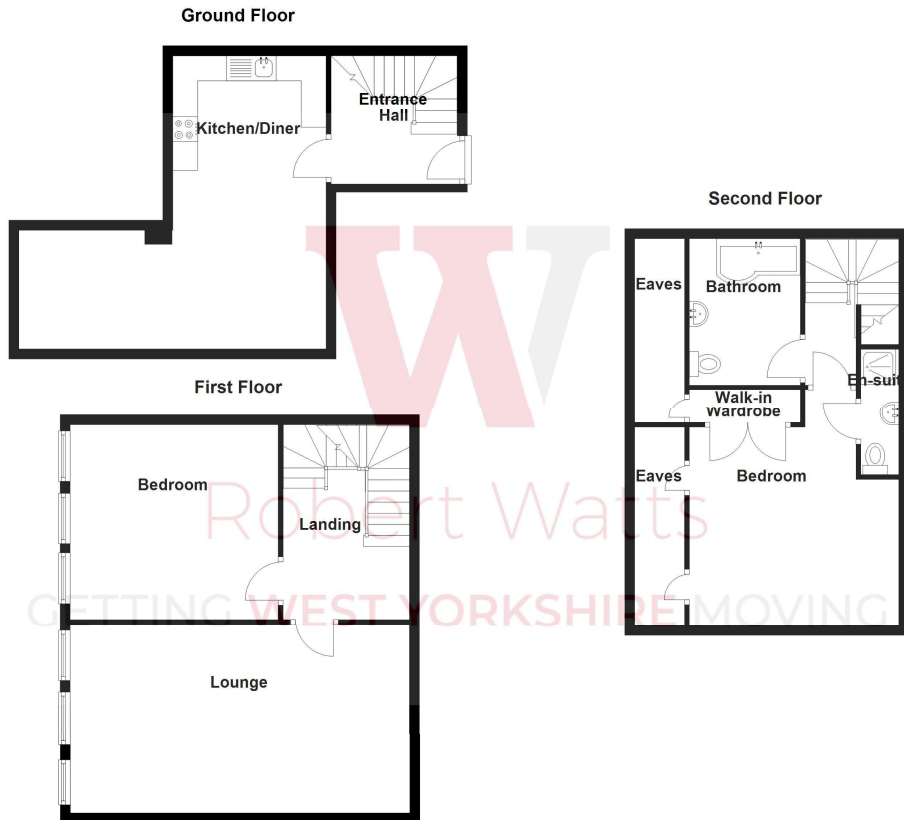
**OUTSIDE** Secure gated access, allocated parking, communal grounds / gardens

**LEASEHOLD DISCLAIMER** N.B. Our client has advised us that this property is leasehold, this information should be verified by your solicitor prior to proceeding with any purchase. Additional management charges / ground rent may be payable. Please contact the office for any further details.

**BUYER INFORMATION** 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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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