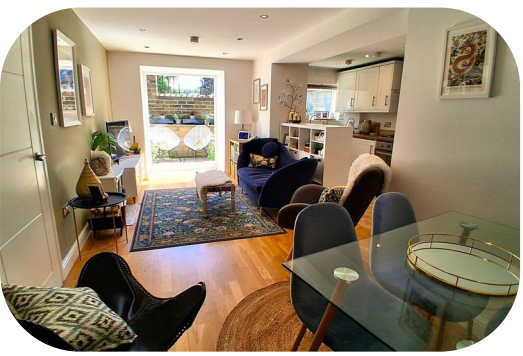
Sugdens
Sales & Lettings



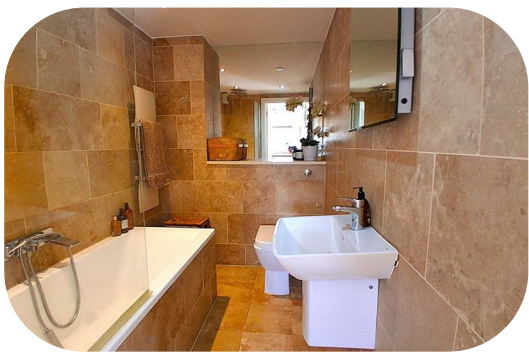
Chrisharben Court, Clayton,

£110,000

* APARTMENT * ONE BEDROOM * SCHOOL CONVERSION * READY TO MOVE INTO *
* FINISHED TO HIGH STANDARD * PRIVATE PATIO AREA * ALLOCATED PARKING SPACE *
Forming part of Chrisharben Court, a former village school dating back to 1897, is this unique and immaculately presented one bedroom apartment, situated in the heart of Clayton Village.
Finished to a high standard throughout, this stylish school conversion offers ready-to-move-into accommodation and would make an ideal purchase for a first-time buyer, young couple, investor or those looking to downsize.
Conveniently located within walking distance of local amenities, shops and the popular Quora Retail Park, the accommodation briefly comprises entrance hallway, open plan lounge/dining kitchen, double bedroom and modern bathroom.
Externally, the property benefits from a private paved patio area and a gated resident's car park with one allocated parking space.







Entrance Hallway
With laminated wood floor, spotlights and radiator.



Open Plan Lounge/Dining Kitchen
19'10" x 15'5" (6.05m x 4.70m)
Modern Fitted Kitchen area has a range of wall and base units incorporating sink unit, complementary work surfaces, integrated fridge freezer, auto washer, stainless steel oven, hob and extractor hood, tiled floor.
Living Area has laminated wood flooring, radiator, spotlights and French doors to patio area.



Bedroom One
13'7" x 9'4" (4.14m x 2.84m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath with shower and glass screen over, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.



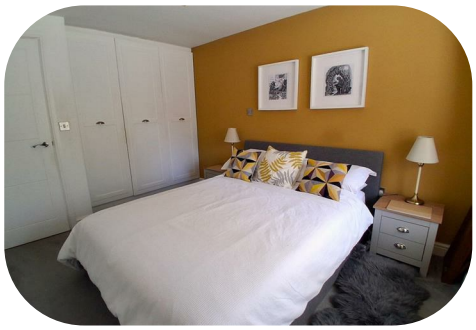
Exterior
To the outside there is a private patio area and an allocated parking space.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford, turn left onto Baldwin Ln, go through the roundabout, after 1.2 miles at the roundabout take the 4th exit onto Green End, turn left to stay on Green End, take the slight right onto Henry St and Chrisharben Court will be seen.

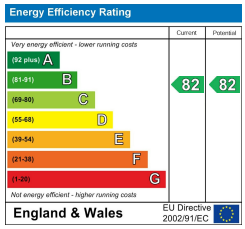
TENURE
Leasehold. 115 years remain on lease. Ground Rent £100 per annum. Service Charge £1234 including buildings insurance.

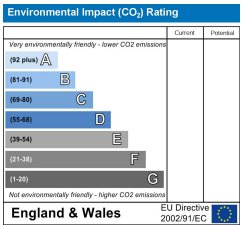


Council Tax Band
A / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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