





Chrisharben Court, Green End, Bradford

£165,000

Beautifully presented 3-bedroom apartment in sought-after Chrisharben Court, offering spacious open-plan living, dining and kitchen areas. Features include a master bedroom with en-suite, flexible third bedroom/reception room, modern family bathroom, allocated parking and attractive communal areas.

Close to Local Amenities | Three Bedroom Apartment | Spacious Open Plan Living | Master Bedroom With En-Suite | Sought After Area |

01274880019
sales@whitneys.uk.com

Est 1947 WHITNEYs PROPERTY LTD

Situated in the sought-after Chrisharben Court, this beautifully presented three-bedroom apartment offers generous and versatile accommodation, ideal for professionals, first time buyers or families seeking modern apartment living in a convenient location.
The property is centered around a superb open-plan living, dining and kitchen area, creating a bright and sociable space perfect for both everyday living and entertaining. The contemporary fitted kitchen offers an excellent range of units and integrated appliances, while the spacious living area provides ample room for both lounge and dining furniture.
The accommodation comprises a generous master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a stylish family bathroom. One of the additional rooms is currently arranged as a second reception room, offering flexibility for purchasers who may prefer a formal dining room, home office, snug or third bedroom.
Further benefits include allocated parking for one vehicle, attractive communal areas and modern finishes throughout.

Council Tax Band: C

Service charges £1890

Allocated Parking
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains
Has a claim with management company which we need to discuss with potential buyers re cladding.









Lounge/diner

The heart of the home is the impressive open-plan living area, offering a seamless blend of lounge, dining and kitchen space. Flooded with natural light and finished with attractive wood flooring, this versatile room provides the perfect setting for modern family life and entertaining alike.
The contemporary fitted kitchen features a range of wall and base units, generous worktop space and integrated appliances, while the dedicated dining area comfortably accommodates a full-sized dining suite. Beyond this, the spacious lounge area offers ample room for relaxation, with flexibility to create a separate seating, dining or home-working zones to suit individual needs.
The open layout creates a wonderful sense of space and connectivity, making it ideal for both everyday living and hosting guests.

WC

The property benefits from a stylish and contemporary downstairs cloakroom, fitted with a modern white two-piece suite comprising a WC and wall-mounted hand wash basin. Finished with attractive neutral tiling to both the floor and walls, the space is bright, well presented and easy to maintain. Additional features include a heated towel rail, large wall mirror and recessed display shelf, creating a practical and elegant WC.

Master bedroom

Located on the top floor, this impressive master bedroom offers a spacious and tranquil retreat. This generous double bedroom is beautifully presented and benefits from vaulted ceilings, exposed beams and skylight windows, flooding the room with natural light while creating a bright and airy

atmosphere.
There is ample space for a range of bedroom furniture, with useful storage providing practical solutions for everyday living. The room enjoys a peaceful setting and is finished in neutral decor with sort carpeting underfoot.
The contemporary ensuite is finished to a high standard with stylish tiled walls and flooring. Comprising a walk-in shower, wall-mounted hand wash basin and WC, the space is both modern and functional. A heated towel rail recessed shelving and mirrored cabinet complete this attractive shower room, providing convenience and comfort for the master bedroom.



Bathroom

The stylish family bathroom has been finished to a high standard with contemporary beige tiling throughout, creating a bright and luxurious feel. The suite comprises a panelled bath with modern wall-mounted shower fittings, pedestal hand wash basin and WC.
A large skylight window floods the room with natural light while enhancing the sense of space and the neutral decor provides a calm and relaxing atmosphere. Thoughtfully designed, this well-appointed bathroom offers both practicality and comfort for family living.



Bedroom 2

Bedroom two is a well-proportioned double bedroom, situated on the second floor. It is beautifully presented in neutral tones and benefiting from large windows that allow an abundance of natural light to flood the room. The generous layout comfortably accommodates a double bed along with additional bedroom furniture, while the soft carpeting creates a warm and inviting atmosphere.

Bedroom 3

Bedroom three is an exceptionally spacious and versatile room, currently arranged as a comfortable second reception room, demonstrating the flexibility this property offers. Benefiting from large feature windows that allow plenty of natural light to pour in, the room enjoys a bright and airy atmosphere throughout.
With generous floor space and attractive wood flooring, this room can easily accommodate a double bed and accompanying furniture, making it an ideal second double bedroom. Equally, it could continue to be used as an additional lounge, family room, home office or hobby space, depending on individual requirements.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis. Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION:

If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

CALLANDER MORTGAGE SOLUTIONS:

Need mortgage advice? Why not let our specialist, in-house mortgage team look after you and do the hard work for you… Navigating the world of mortgages can be a daunting prospect. Callander Mortgage Solutions Ltd have access to a huge panel of lenders and are here to help and guide you every step of the way. Have you seen the perfect property? Is time of the essence? Or have you had bad credit? Give the independent experts a call, today and ask about the limited offer “Fee Free Whitney’s” packages!

CONVEYANCING:

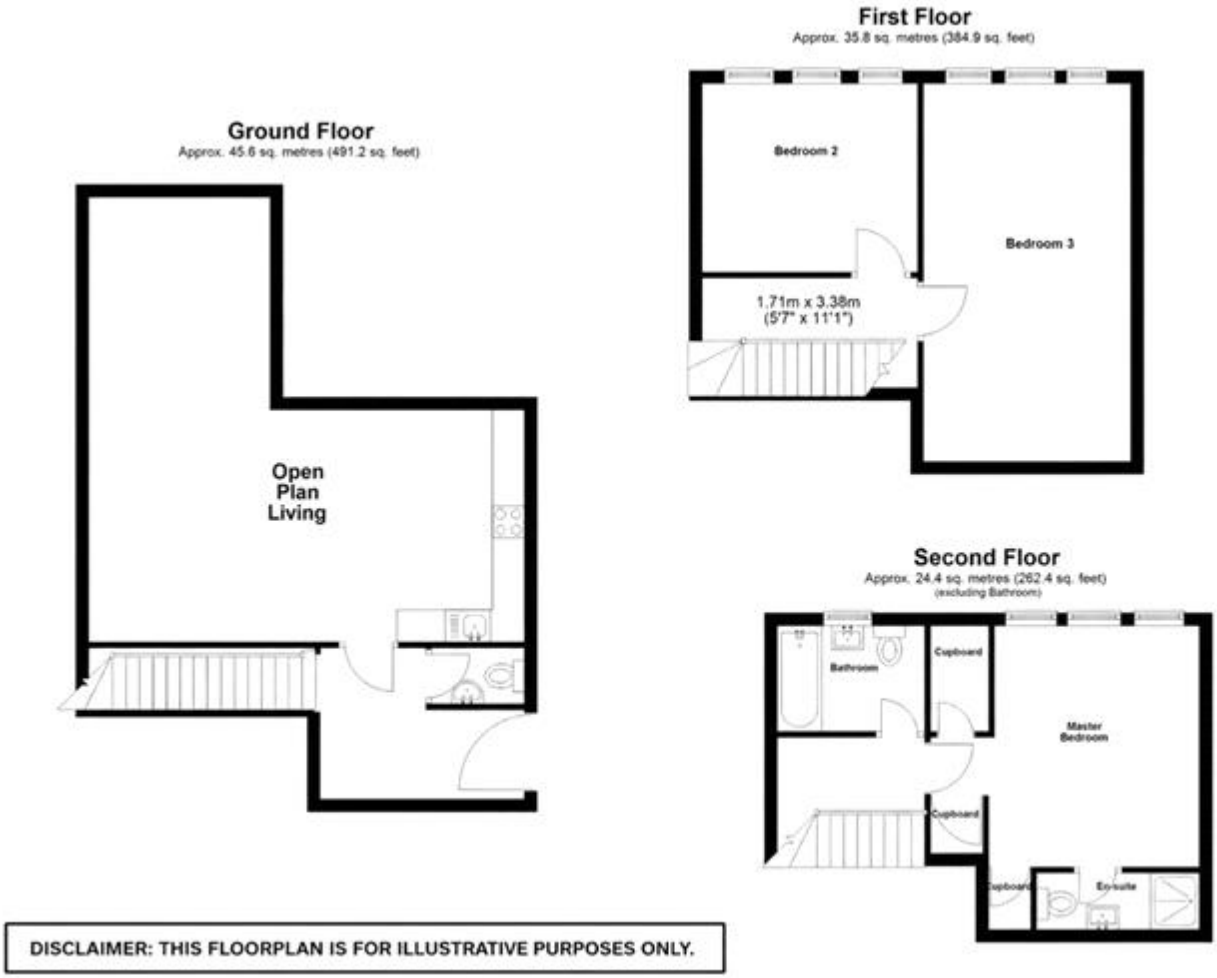
Buying or selling a property? Need a fast, professional property lawyer to help you with your sale or purchase? Or both? Elliott James Legal Ltd are a trusted and respected law firm, specialising in all aspects of residential conveyancing and property matters. With local offices and more, why not benefit from our in-house relationship and ask us to introduce you to their friendly and supportive team of legal experts. Get your no-obligation quote today!

BUYERS CLUB:

The sales market can be extremely competitive and fast-moving, but we can give buyers who join the Buyers Club exclusive access to Pre-Market Listings. Seize the opportunity and be the first to view our up and coming properties. Members of the Buyers Club stay ahead of the competitive market by viewing homes before they reach the open market.

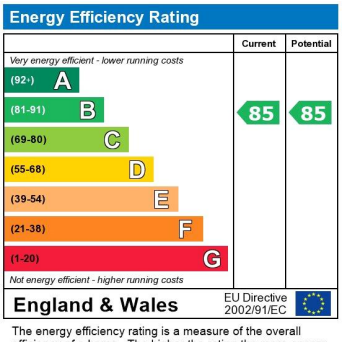
RENT-A-HOUSE:

Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.