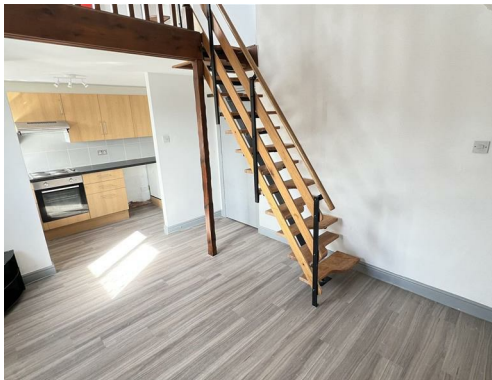


Flat 8 Chapel Close,  
Huddersfield HD8 9AT

PCM  
£650 PCM



A UNIQUE TOP FLOOR FLAT WITH SPACIOUS ACCOMODATION AND ALLOCATED PARKING SPOT, SET INSIDE A LISTED BUILDING WHICH WAS ORIGINALLY THE VILLAGE CHAPEL.

AVAILABLE IMMEDIATELY / UNFURNISHED / NO PETS OR SMOKERS / BOND IS £750 / COUNCIL TAX BAND A / EPC IS D60

PAISLEY  
PROPERTIES

Boasting beautiful original features from the chapel, mainly the stunning, ornate, exposed timber work, this 'penthouse' apartment sits on the second floor and briefly comprises: communal entrance and stair case, hall, bedroom, shower room, open plan lounge and kitchen alongside a superb mezzanine which offers plenty of space to be a second reception room or occasional bedroom. There is electric heating throughout. The property sits within the attractive old chapel building in the centre of Skelmanthorpe with a range of amenities including cafes, restaurants, pubs and shops on your doorstep. There is an allocated parking space to the rear.

### **ENTRANCE**

You enter Chapel Court via a door into a communal hall way where the staircase ascends to the first and second floors. Flat 8 is located on the second floor.

### **HALL 4'9" x 3'4" approx.**

You enter the property through a private door into the hall which provides space to remove and store outdoor coats and shoes. Doors lead to the shower room, bedroom and lounge.

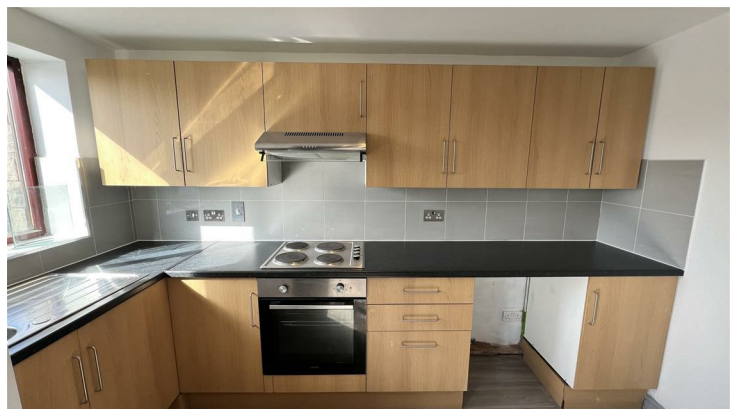
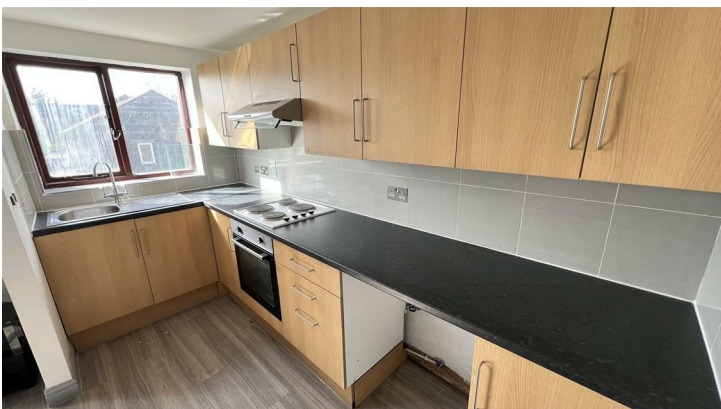
### **LOUNGE 12'2" x 10'11" approx.**

This wonderful room encaptures the charm of the old chapel with beautiful exposed timber beams, galleried balustrade to the mezzanine floor and an open staircase. There is space for sofas and chairs alongside a small table and chairs if desired. The room is neutrally decorated, has a window looking out to the rear and a large archway which opens to the kitchen.



### **KITCHEN 11'3" x 5'1" approx.**

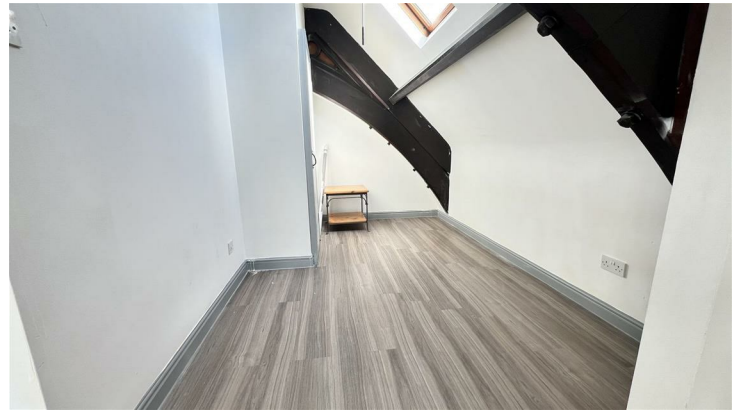
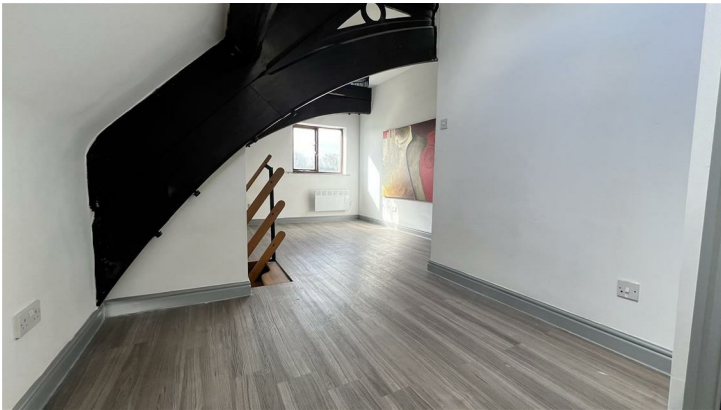
Fitted with pale wood effect wall and base units including handy drawers, a roll top work surface, a stainless steel bowl sink with mixer tap and drainer and tiled splashbacks this kitchen also houses an electric oven and four ring electric hob. There is space for a washing machine, fridge and freezer. A window provides an outlook to the rear and there is laminate flooring.



**MEZZANINE 23'7" (max) x 8'9" reducing to 8'2" approx.**

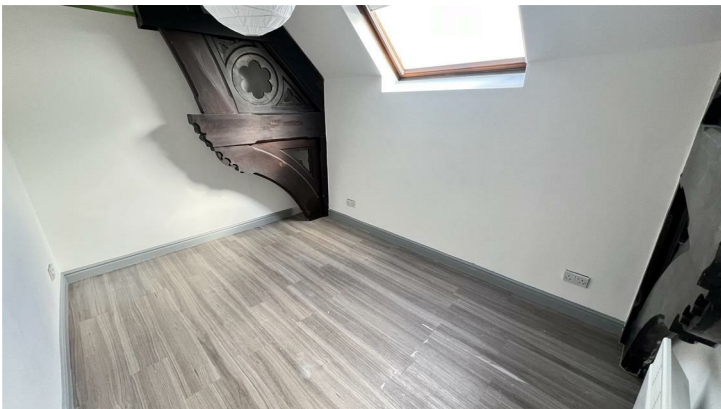
A space saving open staircase ascends to the mezzanine floor which is generous in size and offers a lovely view down to the lounge from the balustrade. There are gorgeous exposed timbers throughout and the room could easily be divided into two spaces, a guest room, office, hobby room, second lounge. A Velux skylight and rear facing window allow natural light to flood in and cascade down to the living areas.

A door opens to the airing cupboard where the flats hot water cylinder is stored.



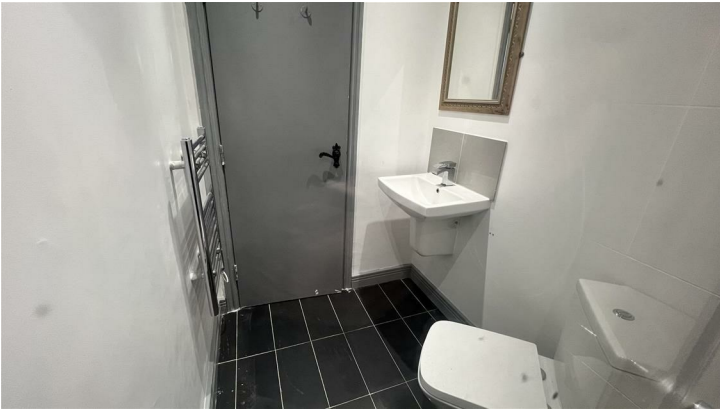
**BEDROOM ONE 11'11" x 8'6" approx.**

Again boasting stunning, ornate timber beams this double bedroom is well proportioned and has a Velux skylight. There room is decorated in neutral tones, has oak effect laminate flooring and a door leads to the hall.



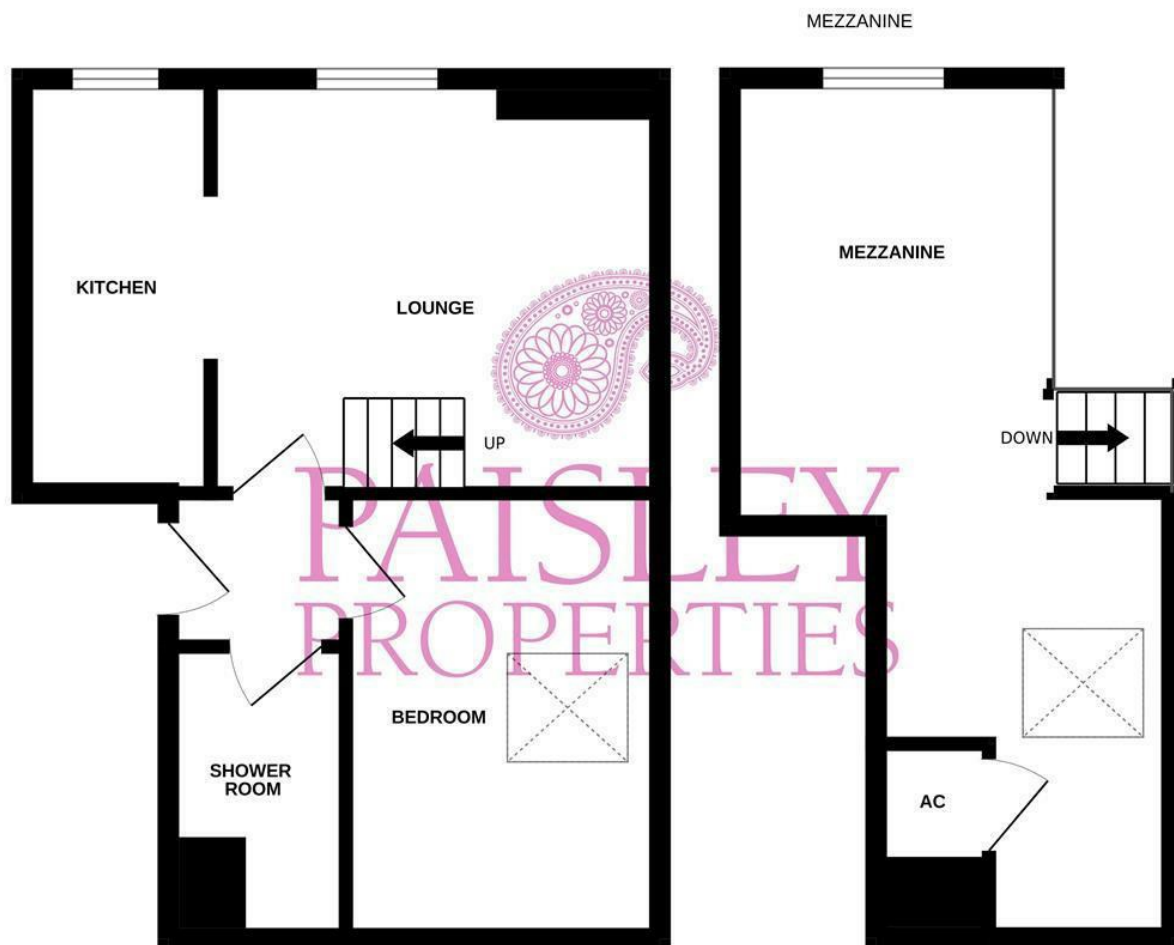
**SHOWER ROOM 7'10" x 4'8" approx.**

Comprising of a tiled shower cubicle with shower curtain and electric shower, a wall hung hand wash basin and low level W.C. This shower room has neutral decor, tiled flooring. There is a chrome heated towel rail and door which leads to the hall.

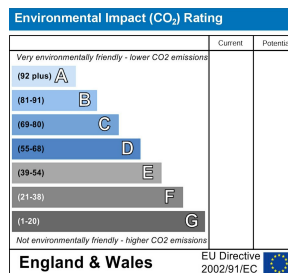
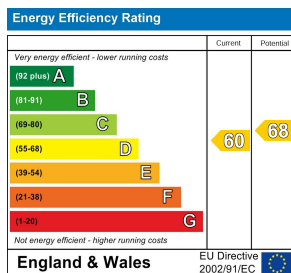


**PARKING**

The property comes with an allocated parking space.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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