

**Bradford Office**

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097



# FOR SALE

Substantial 'Turnkey' Residential Investment Opportunity  
Comprising Fully Refurbished 5 one bedroom flats and 1 two  
bedroom flat with Parking



**GUIDE PRICE £300,000**

- **Town centre location close to all local amenities to include Keighley's bus and train stations**
- **Private Parking**
- **Of interest to owner occupiers and investors**
- **Potential income stream circa £31,000 pa.**
- **Fully refurbished accommodation**

**28 DEVONSHIRE STREET, KEIGHLEY,  
WEST YORKSHIRE, BD21 2AU**

# 28 DEVONSHIRE STREET, KEIGHLEY, WEST YORKSHIRE, BD21 2AU

## Location

The property is located on Devonshire Street, on the fringe of Keighley Town Centre. Devonshire Street accommodates a large amount of the Town's office space which provides accommodation for a range of professional and financial service businesses – Accountants and Solicitors.

28 Devonshire Street has good access to all local amenities to include the ever popular Airedale Shopping Centre, which provides the Town's main retail facilities.

## Description

Prominent stone built mid-terraced property planned over four floors together with private parking facility.

On street parking is available throughout Devonshire Street and a number of the adjoining side streets.

## Accommodation

### Ground Floor

#### Flat 1 (rear)

Double bedroom, living room, kitchen with base and wall units and shower room

#### Flat 2 (front)

Double bedroom, living room, kitchen with base and wall units and 3 piece bathroom

### Basement

#### Flat 3

Bedroom, living room, dining/kitchen area with base and wall units, 3 piece bathroom, study and storeroom

### First Floor

#### Flat 4 (rear)

Bedroom, living room, kitchen and bathroom

#### Flat 5 (front)

Two bedrooms, living room/kitchen with base and wall units and 3 piece bathroom

### Second Floor

#### Flat 6

Bedroom, living room, kitchen and shower room

## Council Tax

Upon occupation the flats will need to be assessed for Council Tax purposes.

## Planning

We recommend interested parties make their own enquires with regards their specific use to the local planning office on Tel: 01274 434605, email: [planning.enquiries@bradford.gov.uk](mailto:planning.enquiries@bradford.gov.uk)

## Services

We understand that all main services are either installed or available however we recommend that prospective tenants make their own enquires and satisfy themselves with regards to the availability, suitability and capacity of such services.

## Guide Price

£300,000

## VAT

All prices/rents are quoted exclusive of any VAT liability if applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction.

## EPC

EPC's commissioned

## Further Information

Lisa Throupe - 01535 600097/07966 300501  
[lisa@hayfieldrobinson.co.uk](mailto:lisa@hayfieldrobinson.co.uk)

Ian Hayfield – 07966 336616  
[ijh@hayfieldrobinson.co.uk](mailto:ijh@hayfieldrobinson.co.uk)

Justin Robinson – 07966 336617  
[ejr@hayfieldrobinson.co.uk](mailto:ejr@hayfieldrobinson.co.uk)

**[www.hayfieldrobinson.co.uk](http://www.hayfieldrobinson.co.uk)**

Thinking of selling/letting? If you have a property of which you are considering a disposal then please contact us to arrange a no obligation market appraisal.



Bradford Office

2 Festival Square  
Little Germany  
Bradford  
BD1 5BD  
01274 398729

Ilkley Office

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
01943 968522

Keighley Office

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
01535 600097

