

**Bradford Office**

2 Festival Square  
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Bradford  
BD1 5BD  
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**Ilkley Office**

The Estate Office  
10 Castle Yard  
Ilkley  
LS29 9DT  
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**Keighley Office**

Temple Chambers  
Russell Street  
Keighley  
BD21 2JT  
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# FOR SALE

Two Storey Residential and Commercial Property comprising First Floor Two Bedroom Self Contained Residential Accommodation together with Ground Floor Works/Warehouse Accommodation extending in total to 2,435 sqft (226 sqm).

In addition there is a detached Double Garage/Workshop.



**GUIDE PRICE - £225,000**

- **Rare freehold opportunity**
- **Offering a mix of commercial and residential accommodation**
- **Situated approximately ¼ of a mile from Bingley Town Centre having good access to all local amenities.**
- **Previous planning permission granted for the conversion of the ground floor workshop into a two bedroom flat (planning permission reference number 05/08242/COU – permission expired)**
- **Of interest to developers, investors and owner occupiers**

**ASH TERRACE, BINGLEY, WEST YORKSHIRE, BD16 1HB**

# ASH TERRACE, BINGLEY, WEST YORKSHIRE, BD16 1HB

## Location

The property lies on the Southern fringe of Bingley around ¼ of a mile from the Town Centre having good access to all local amenities. It is adjacent to Myrtle Park Primary School and the immediate surroundings are essentially residential in nature.

## Description

The property offers two storey residential and commercial accommodation comprising self contained two bedroom flat together with ground floor works/garage accommodation being predominantly stone and brick built. In addition there is a separate workshop/garage.

## Accommodation

### Internal

#### Ground Floor

Spacious works, warehouse, garage accommodation

1,478 sqft      137 sqm

#### First Floor

First floor self contained living accommodation comprising entrance porch leading to hallway, kitchen, dining room, lounge, two double bedrooms, bathroom with three piece suite and separate store room.

957 sqft      89 sqm

### External

Garden amenity land together with a detached double garage/workshop

315 sqft      29

## Council Tax

We have been informed via the Valuation Office Agency Website that the property falls within Council Tax Band A.

## 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.

## 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)

In December 2005 planning permission was granted for the conversion of the ground floor workshop into a self contained residential unit (two bedroom self contained flat. Reference number 05/08242/COU – permission has now expired)

Although we have not had detailed discussions with the Local Planning Authority after reference to Local and Regional Planning Policy we believe there might be an opportunity to carry out a full redevelopment of the subject site (subject to obtaining the appropriate planning consents)

## Guide Price

£225,000

## VAT

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

## EPC

EPC commissioned

## Legal Costs

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

[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.



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