Aireside House
Royd Ings Avenue
Keighley
BD21 4BZ
01535 600097

Hayfield Robinson
PROPERTY CONSULTANTS

FOR SALE/MAY LET

Substantial Bespoke Church Building
With rear Single Storey Extension
In all Approximately 8,400 sqft (780 sqm)






GUIDE PRICE - £250,000
RENT ON APPLICATION

- **Fronts onto Bradford Road (A650)**
- **Bespoke church building with the date stone 1937**
- **Planned over two principal floors**
- **Immediate grounds and off street parking**
- **Virtual tour**
  https://www.madesnappy.co.uk/tour/1g12afg3440e

NORTHCLIFFE CHURCH, HALL ROYD, SHIPLEY, BD18 3ED

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Location

The property is situated on the south western fringe of Shipley town centre adjacent to Bradford Road (A650) a principal arterial route. The immediate surroundings are in the main residential in nature and the town centre and its amenities are within walking distance.

Situated adjacent to Bradford Road (A650) which provides excellent road links to both the city centre and its north western suburbs including Saltaire, Bingley, Keighley and Skipton. There is a regular bus service and Shipley has a railway station providing regular services to Bradford, Leeds and beyond.

Description

Accommodation is planned over two principal floors with some gallery accommodation above the principal church hall. From the principal front entrance, a lobby area opens to the principal church hall.

To the rear a former vestry has been adapted to create kitchen accommodation and there are disabled wc facilities. Steps then provide access to a lower ground floor which is also accessible externally.

The lower ground floor area forming part of the main church building includes two large meeting rooms with kitchen facilities plus storage and wc facilities. It opens to a rear extension added we note in the 1970s. This is single storey in nature and incorporates an entrance hall, kitchen and wc facilities a further hall and office/storage amenity.

Accommodation

Upper Ground Floor

Entrance lobby opening to principal church hall incorporating kitchen and disabled wc facility. Gallery above incorporating seating
4,398 sqft 409 sqm

Lower Ground Floor including built out rear extension

Incorporating two principal meeting rooms with kitchen facility, additional storage and a wc accommodation. Single storey extension incorporating hallway, wc and kitchen accommodation, further hall, office and storage.
4,003 sqft 372 sqm

External

Immediate grounds which are in part landscaped and in part provide off street car parking.

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

Guide Price

£250,000

Rent

The vendors may consider a letting of the whole property – please enquire for further details

VAT

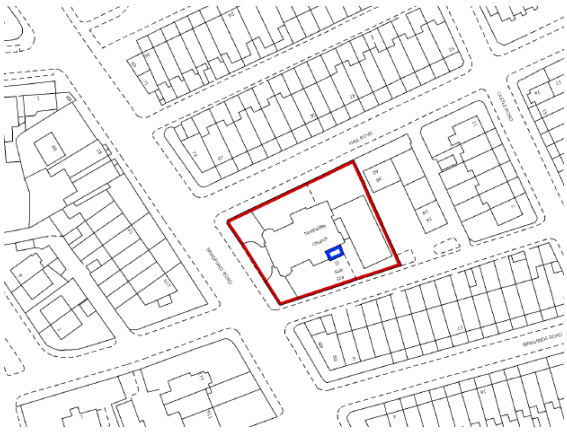
All prices/rents are quoted exclusive of any VAT liability if applicable.

Anti Money Laundering Regulations

In accordance with regulations electronic ID checks will be carried out on purchasers and tenants where required. Confirmation of the funding source will be required.

Legal Costs

Each party will be responsible for their own legal cost incurred.



Further Information

- Deposit may be requested
- Proof of funds will be requested

Please enquire for further information

For viewing, please contact;

Lisa Throupe 01535 600097/07966 300501
lisa@hayfieldrobinson.co.uk

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