



274 Cooper Lane, Bradford, West Yorkshire, BD6 3NS Offers In The Region Of £265,000

**** 3 BEDROOM PROPERTY WITH KENNELS & LAND ****

HAMILTON BOWER are pleased to offer FOR SALE this well-presented THREE BEDROOM END TERRACE FAMILY HOME WITH ACCOMPANYING KENNELS BUSINESS AND LAND located on Cooper Lane, Bradford. Offering the three bedroom end-terrace property with driveway and garden, converted garage currently used as the reception for the kennels business, kennels building with air conditioning and central heating housing nineteen inside kennels of various sizes, five large secure external exercise areas and finally an unused piece of land sitting on the corner of the plot (pictured). The property would ideally suit a business owner looking to live on-site at a premises suited to their requirements. Options to purchase the existing business with current clients is open for discussion and we request you ask for further information. The kennels and its reception also offers potential to be converted if a different use for the two buildings is preferable to a buyer. A final option to be considered is that the entire plot could be purchased, and the existing kennels building to be demolished and to be used a building plot (subject to planning consent). With a variety of options, potential for conversion and business opportunities, we recommend an internal inspection to review.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY!

Property Information

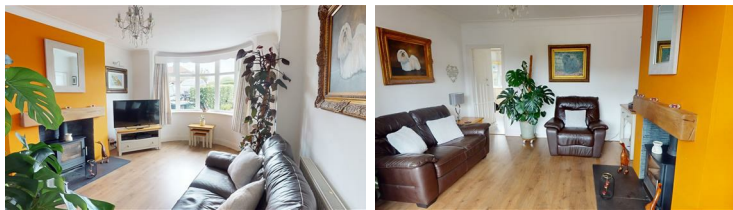
Council Tax Band - B

EPC Rating - D

PROPERTY



Living Room



Spacious living room to the front of the property with bay window offering a view to the driveway/garden. The living room centres around a wood-burning fireplace with mounted beam and can accommodate a large suite.

Kitchen/Dining Room



Open-plan kitchen/dining room with accompanying pantry store and utility area. The kitchen is fitted with a good range of matching units with contrasting worktops. Appliances include - electric hob, under-counter oven/grill, sink with drainer, dishwasher - further appliances are fitted in the utility area. The room offers space for a good-sized table with chairs as seen.

Utility Area



Matching the kitchen is the utility area which offers access to the rear garden. Fitted units with contrasting worktops, a further sink with drainer and a washing machine.

Master Bedroom



Spacious master bedroom with a view to the front and full-length fitted wardrobes. Offering space for a large bed and dressing furniture as seen.

Bedroom



Second double bedroom, with a view to the rear of the property. Offering space for a large bed, wardrobes and dressing furniture as seen.

Bedroom



Third bedroom, a single room ideal for a child's bedroom or home office.

Bathroom



House bathroom with matching suite as seen - bath with overhead shower, wc, wash basin and towel rail.

Driveway & Garden



Gated driveway to the front of the property offering space for a minimum of two cars.

The driveway leads to the front of the property and also the reception entrance.

The garden is low maintenance with boundary hedging and a shrubs area.

Rear Garden



Garden to the rear of the property accessible via the side of the property or doors from the utility area.

The garden is flagged, has boundary fencing and offers space for a table with chairs and garden shed.

KENNELS

Reception

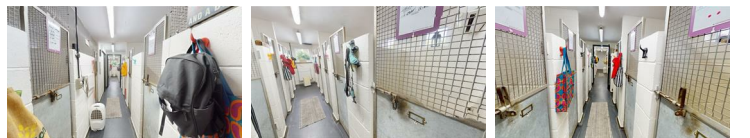


Converted garage now being used as the kennels reception area.

The reception offers a side door to the main kennels building, and one to the rear to the land.

Offering electric and plumbing for appliances and a wide range of tools and utensils used for the kennels as seen.

Internals



The main kennels building has three access points, one to each end and one to the side via the utility/wash area.

With nineteen built-in secure kennels, lighting and power throughout.

Utility/Wash Area



Utility/Wash Area to the centre/side of the building offering space for appliances and a side access point.

Exercise Runs



Sitting alongside the kennels are five secure dog runs, each with a lockable security gate. Flagged and low maintenance, with boundary hedging offering great privacy.

LAND



Unused piece of land to the far end of the property's plot. Leading down to the beck with potential to build on the land if preferable to a buyer (STPC).

