

Walker Singleton

FOR SALE

Cowburn Farm
19-21 Market Street
Thornton
Bradford
BD13 3HW

- Residential investment opportunity
- Desirable village location
- Grade II listed building
- Three self-contained flats
- Possible development potential within the site



FOR SALE

Cowburn Farm
19-21 Market Street
Thornton
Bradford
BD13 3HW

Location

The property occupies a position on Market Street within the centre of Thornton, a popular and attractive village located approximately 4 miles west of the city centre of Bradford.

Description

The property comprises a Grade II listed building which has been converted into good quality residential units, three self-contained flats.

Flat 19 is situated at first floor and provides a living room, kitchen, two bedrooms and bathroom.

Flat 19a is situated at ground floor and provides a living room, kitchen, bedroom and bathroom.

Flat 21 is situated at ground floor and provides an open plan living and kitchen area with a mezzanine bedroom and bathroom.

Externally, access into the site is via secure electric gates leading to a large yard providing on-site parking. Additionally, there is a lawned garden fronting the property.

There may be the opportunity to develop a single residential unit within the site, subject to the grant of planning permission and other necessary consents.

Accommodation

The total approximate gross internal floor areas are:

	Sq Ft	Sq M
Flat 19	1,119	103.96
Flat 19a	766	71.18
Flat 21	535	49.71

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

EPC

The Energy Performance Certificates for the property confirm the following energy ratings:

Flat 19 - Band C (71)

Flat 19a - Band E (39)

Flat 21 - Band D (67)

- Residential investment opportunity
- Desirable village location
- Grade II listed building
- Three self-contained flats
- Possible development potential within the site



Terms

The property is available freehold.

Price

Offers in excess of £450,000.

Viewing

For further information and viewing arrangements please contact the sole selling agents:

Paul Diakiw

01274 452000

Email: paul.diakiw@walkersingleton.co.uk

Henry Smith

01274 452000

Email: henry.smith@walkersingleton.co.uk

Ref: 43397

Date: Jul-25



Walker Singleton
walkersingleton.co.uk | 01274 452000

Raven House, Kings Gate, Bradford BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.

FOR SALE

Cowburn Farm
19-21 Market Street
Thornton
Bradford
BD13 3HW

- Residential investment opportunity
- Desirable village location
- Grade II listed building
- Three self-contained flats
- Possible development potential within the site



Walker Singleton
walkersingleton.co.uk | 01274 452000

Raven House, Kings Gate, Bradford BD1 4SJ

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.