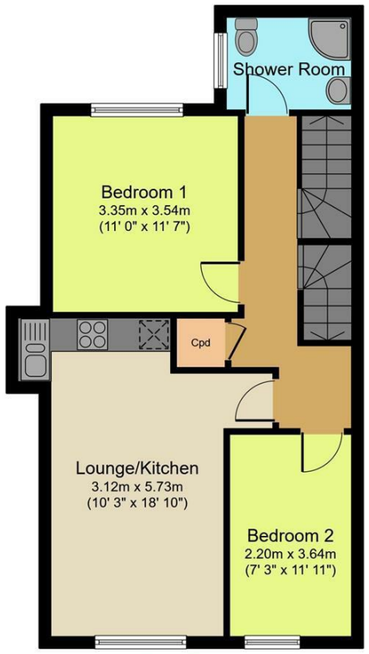
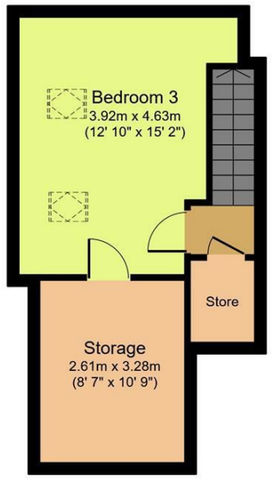
Ground Floor



First Floor

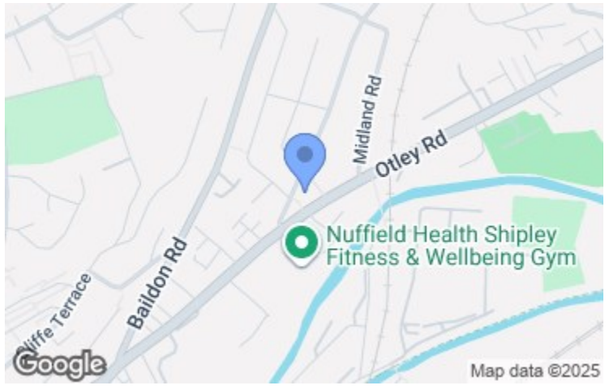


Second Floor

Created using Vision Publisher™

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

Directions

See Mapping.

Otley Road, Shipley, BD17 7HH
Auction Guide £180,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Otley Road, Shipley, BD17 7HH

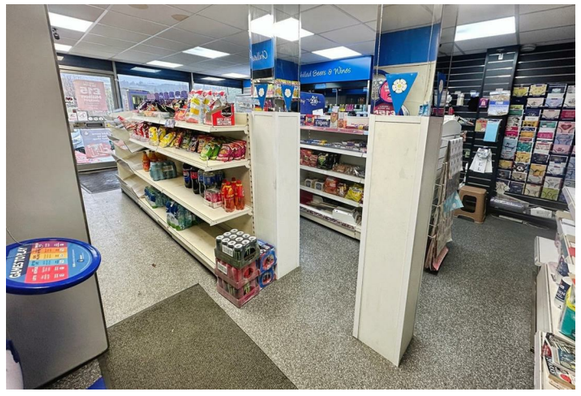
1 3 1

SHOP WITH 3 BEDROOM APARTMENT ** SALES FLOOR, KITCHEN & W.C. ** OPEN PLAN LOUNGE /KITCHEN ** AMPLE STORAGE ** NO CHARGE FOR CURRENT BUSINESS & GOOD WILL ** MODERN METHOD OF AUCTION ** BUYERS FEES APPLY ** STARTING BID £180,000 ** This 3 bedroom shop/townhouse presents an excellent opportunity for those seeking a family home with a combined business. Ideal buy to let property or business opportunity, no charge for good will, all stock sold separately.

This is an excellent opportunity to acquire a busy little shop in a desirable village on the outskirts of Bradford. The shop comes with private accommodation over three floors. Spacious open plan living room/kitchen with a modern range of matt ebony base and wall units with brushed chrome handles and Integrated appliances. The current business is run by the owner's and enjoys steady takings. The business is a long-established off-licence/newsagents and is a popular convenience for local residents and people passing through from Guiseley to Shipley. Situated on a busy main road location with ample free parking.

Ground floor shop/ sales area with stock room, kitchen area & W.C. Access to rear garden and separate access to the living accommodation. Timber door into entrance vestibule with utility room plumbed for washer & dryer. Stairs climb to first floor landing area giving access to lounge/kitchen, bedrooms, house bathroom and walk-In storage. Stairs rise to second floor double bedroom with 2 x Velux windows, light décor, laminate oak floor and walk-In storage to eaves. Externally the property has ample parking to the front shared with a mixed variety of business, to the rear is a spacious private rear garden with storage shed, paved patio and tiered planted boarders, timber fencing and gate.

D/Glazed & C/Heated with combi boiler, security alarm and cameras. An Ideal business/Investment opportunity offering a great rental yield on investment, viewings by appointment only.



Train
your text here

Primary School
your text here

Secondary School
your text here

Fixtures & fittings

Ideal Business Or Investment Opportunity.....No Charge For Current Business Good Will, Alka Stock Sold Separately.

Services

INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Rating authority

Borough Council Tax Band

Tenure

Freehold