



Lansdowne Place, Bradford, BD5 0BN

- *** WITH NO CHAIN ***
- SIX BEDROOMS - FIVE BEDROOMS WITH EN-SUITES
- SET OUT OVER FIVE FLOORS (INCLUDING CELLAR)
- FIRE DOORS - SMOKE ALARM
- COUNCIL TAX BAND C

- IDEAL INVESTMENT FOR A LANDLORD OR THOSE LOOKING TO RUN A RESIDENTIAL HOME
- PREVIOUSLY A CHILDRENS HOME
- FURTHER DEVELOPMENT POSSIBLE IN THE BASEMENT FOR 2 x RECEPTION ROOMS
- SEPARATE MEDICAL ROOM
- EPC RATING GRADE D

Offers In The Region Of £390,000

Lansdowne Place, Bradford, BD5 0BN - Offers In The Region Of £390,000

HUNTERS BRADFORD PRESENTS - LANSDOWNE PLACE - BD5

*** WITH NO CHAIN *** - IDEAL INVESTMENT FOR A LANDLORD OR THOSE LOOKING TO RUN A RESIDENTIAL HOME - SIX BEDROOMS - FIVE BEDROOMS WITH EN-SUITES - PREVIOUSLY A CHILDRENS HOME - SET OUT OVER FIVE FLOORS (INCLUDING CELLAR) - FURTHER DEVELOPMENT POSSIBLE IN THE BASEMENT - FIRE DOORS - SMOKE ALARMS - SEPARATE MEDICAL ROOM - COUNCIL TAX BAND C - EPC RATING GRADE D

An ideal rental investment for either studio rentals or using as a residential home. for various uses.

BASEMENT LEVEL

The current owner prior to making the decision to sell, had started work on the cellar area, (as seen in the pictures), this offers a further two reception rooms if developed or bedrooms.

GROUND FLOOR

Enter into the hallway, this is a good size area with access to studio bedrooms 1 and 2, a hallway leading to the kitchen, stairs to both the basement and first floor. Studio 1 is a double room with ensuite wet room (shower, basin, WC). Studio 1 is a double room with ensuite wet room (shower, basin, WC). The kitchen has a good range of both wall and base units with range cooker, plumbing for a washing machine and various worktops. From the kitchen there are doors, one to the side of the property and one to what was previously used as a medical room.

FIRST FLOOR

From the first floor, there is access to studio 3 and stairs to the second floor. Studio 3 is a double room with ensuite (bath, basin, WC).

SECOND FLOOR

From the landing there is access to studio bedrooms 4 and 5, with stairs to the third floor. Studio 4 is a double room with ensuite wet room (shower, basin, WC). Studio 5 is a double room with ensuite wet room (shower, basin, WC).

THIRD FLOOR

Bedroom 6 is located at the top of the house and was used as the main careers bedroom; this room does not have an ensuite.

EXTERNAL

To the side of the property is a large area, that could be developed into further accommodation or a large car park.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023

Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

2 Wakefield Road, Bradford, BD4 7AT
 Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

