

Charnock Bates



• 3 • Shay Lane Bradford

SET IN 0.71 ACRES WITH POTENTIAL TO DEVELOP SUBJECT TO PP

This 4 bedroom semi-detached property is set in an enviable position, surrounded on three sides by countryside. The property itself requires modernisation and would benefit from a new kitchen and bathroom, but has the potential to be an outstanding property with the relevant renovations. The property consists of living room, kitchen, dining room, sitting room, 4 bedrooms and a family bathroom. There is also a cellar which has just recently been tanked to make it a dry, usable space. The property also benefits from a detached garage.

SUMMARY

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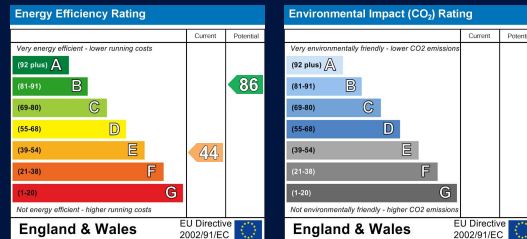
LAND

Standing within 0.705 acres of land, 0.56 acres of which is currently being utilised as the garden, there

is potential to split the title to create a development plot, subject to the relevant planning permission. The current owners have had a pre-application pack prepared for a proposed development of up to 9 properties. There is currently no planning permission to construct the development and planning consent would be needed prior to construction on this, currently greenbelt land.

LOCATION

Wilsden is a semi-rural area between Bradford and Halifax with good commuter links to both the city and town centres with access to shopping outlets and retail parks. Local pubs and restaurants are aplenty in the surrounding areas. Both secondary and primary schools are within commutable distance. The nearest train station is just under two miles away, but there are bus links on the doorstep.



HALIFAX

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HUDDERSFIELD

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