

**12 MIDDLETON CRESCENT
BEESTON
LEEDS
LS11 6JU**

FOR SALE

**FREEHOLD OFFICE BUILDING
WITH RESIDENTIAL CONVERSION POTENTIAL**



**SUBSTANTIAL SEMI-DETACHED PROPERTY OVER THREE
FLOORS WITH PARKING**

- FREEHOLD SALE WITH VACANT POSSESSION
- ACCOMODATION OVER THREE FLOORS
- 3,069 SQ FT / 285.11 SQ M INCLUDING REAR EXTENSION
- CURRENTLY OFFICES BUT PREVIOUSLY RESIDENTIAL
- CLOSE TO BOTH CITY CENTRE & MAJOR INDUSTRIAL ESTATES



INTRODUCTION

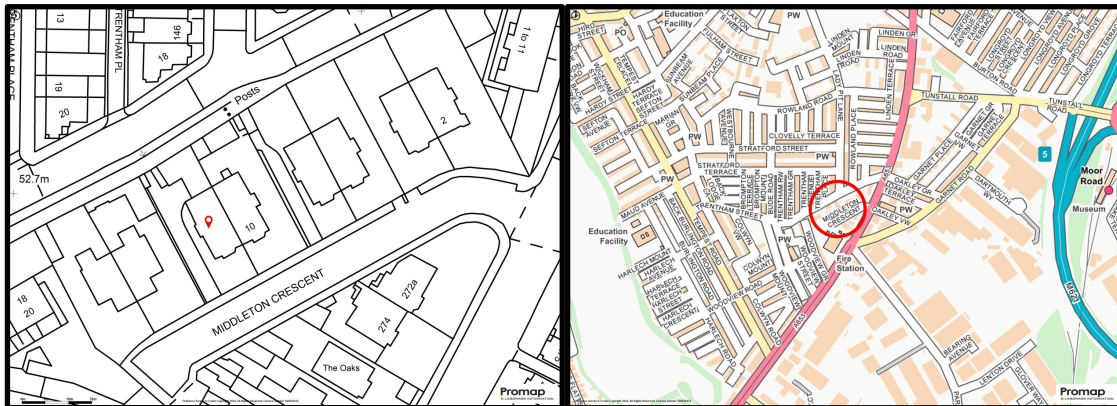
We are pleased to offer the freehold of 12 Middleton Crescent - a large semi-detached house dating from the turn of the twentieth century. It has been previously used as offices but retains potential for conversion back to residential.

LOCATION

Middleton Crescent lies approximately one mile due south of Leeds city centre and is accessed just off the A653 Dewsbury Road between the city centre and the south Leeds ring road.

Lying on the eastern side of Beeston, the immediate area combines dense residential housing to the west and north but with major industrial and business parks to the south and east.

Specifically, the property is located on Middleton Crescent, a cul-de-sac approximately halfway along Dewsbury Road and on its northern side. It is lined with several similar large semi-detached or detached houses, typically being used as offices including for charities.



DESCRIPTION

12 Middleton Crescent forms a substantial semi-detached house dating from the turn of the twentieth century. It was most recently used as offices but retains the potential to be converted back to residential. It offers accommodation at ground, first and second floors.

The property is of red brick construction. The original configuration of the ground floor was extended with a small single storey section adjacent to the driveway and which squares off the ground floor. There are bay windows to the front and side elevations. To the rear is a modern single storey, L-shaped brick extension.

The main body of the house sits under a twin pitched roof covered with tiles. There are dormer windows set into both roof slopes and which have their own flat roofs.

The property is set behind a low red brick wall with a tarmac and block paved driveway for parking.



The common parts are finished to a reasonable standard with smooth plastered walls and ceilings which have been decorated over and with commercial grade carpets.

ACCOMMODATION

DESCRIPTION	GROSS INTERNAL AREA (SQ M)	GROSS INTERNAL AREA (SQ FT)
Ground Floor	147.14	1,584
First Floor	79.78	859
Second Floor	58.19	626
TOTAL	285.11	3,069

EPC

The property has an EPC rating of D.

TENURE AND TERMS

Our client's freehold interest is offered for sale with Vacant Possession. Offers are invited in excess of £375,000.

VIEWING AND FURTHER INFORMATION

For further information and to make arrangements to view, please contact:

Tapp Chartered Surveyors on **0113 243 0920**.

SUBJECT TO CONTRACT

Details prepared January 2024





IMPORTANT NOTICE (Misrepresentation Act 1967)

Tapp Chartered Surveyors and any other selling / letting agents of the property for themselves, the vendors / landlords of the property described herein give notice that:-

1. Prospective purchasers / tenants are strongly advised to check these particulars including any fixtures and fittings and any furniture, furnishings, plant, machinery and other chattels expressed to be included in the sale or lease by making an inspection of the property and ensuring such items expressed to be included in the sale are available and in working order.
2. Prospective purchasers / tenants should make all necessary enquiries with all relevant professional advisors and all other appropriate authorities regarding the suitability of these premises for the proposed use.
3. Prospective purchasers / tenants must satisfy themselves as to the correctness of these particulars. No warranty or undertaking is given as to the accuracy thereof.
4. In making an offer, prospective purchasers / tenants will be deemed to have made all necessary searches and enquiries.
5. Any plans or photographs or drawings shown in these particulars are to enable prospective purchasers / tenants to identify the property. The plans are digitally reproduced and therefore not to scale except where expressly stated.
6. No warranty or undertaking is given in respect of the repair or condition of the property or any items expressed to be included in the sale. Prospective purchasers / tenants are advised to consider the need for a structural survey and, if appropriate, an environmental survey of the property by a professionally qualified person.
7. These particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor / landlord are those contained and expressly referred to in the written contract for sale / lease between the vendor / landlord and the purchaser / tenant.
8. Any prices, rents or service charges quoted are exclusive of Value Added Tax unless otherwise stated.