



# BARKERS

OPENING DOORS FOR YOU



**Clough Mill, Studio 1, Bradford Road**

Gomersal, BD19 4AZ

**£265,000**

# Property Description

Offered for sale is this spacious studio unit / workshop with a gross area of approx - 2066 sqft. Forms part of a stunning stone building which was formerly a Silk Mill and boasts a wealth of charming character features including exposed stone walls and high ceilings complemented by oak beams. Windows to the front elevation flood the top floor studio with natural light and frame stunning views over farmland. Private secure gated parking with a separate entrance. The property comprises of a spacious studio to first floor with the potential for a further mezzanine floor. Reception, offices and workspace to ground floor. The property is conveniently located within easy reach of the M62, M1, M621 and M606 motorway networks allowing easy access to surrounding towns and cities.

Other units available for purchase and a rental option may be considered. Please ask for more information.

## GROUND FLOOR

Access from the exterior of the property to the reception area.

## RECEPTION AREA

15' 10" x 14' 1" (4.83m x 4.31m) Doors lead into the workshop.

## OFFICE

16' 6" x 14' 1" (5.04m x 4.31m) A door leads into the main workshop.



## WORKSHOP

Spacious workshop with a staircase leading to the first floor studio. In order to split the existing workshop the current owner would look to erect a partition wall, the access to the reception area will also change subject to confirmation. Water, electricity, gas (subject confirmation) and drainage are connected to the property, subject to agreement with the vendor.

## STUDIO

32' 10" x 32' 9" (10.02m x 10m) This wonderful space enjoys views over farmland to the front elevation, attractive exposed stone walls, oak beams to the ceiling and a mezzanine space that could be utilised to offer additional floor space subject to the necessary consents.

## EXTERIOR

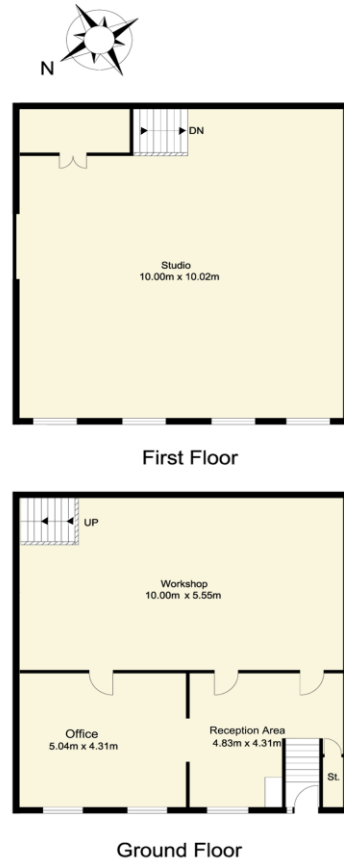
Secure gated private parking, 3 car spaces are available.

## ADDITIONAL INFORMATION

EPC rating and the building rates are to be confirmed.

## DISCLAIMER

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.



## Clough Mill

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