

Broad Lane, Leeds, LS13 2LA
Auction Guide £250,000
Council Tax Band: B



Open House Estate Agents South Leeds are proud to bring this Commercial Premises with Residential Accommodation to the Sales market

This former takeaway is combined with the house next door, providing substantial living accommodation, which could be utilised by the party using/renting the Commercial Premises, or could be split up from the business side and rented/used separately, or both aspects combined to make substantial living accommodation, subject to the necessary consents.

The Ground Floor commercial unit occupies a prominent corner location on Broad Lane, giving the premises strong visibility and allows for a decent amount of footfall due to its prime location.

The residential premises offers self contained residential accommodation over three floors, including a living room, fitted kitchen, bathroom, and five bedrooms, providing a plethora of possibilities.

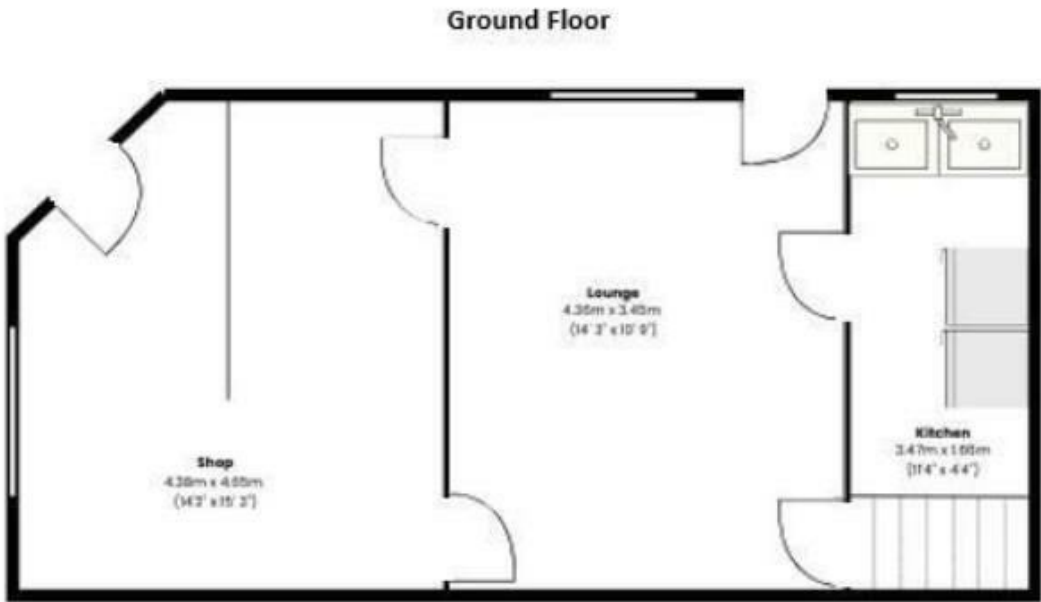
Externally, the property benefits from a gated driveway and yard area, providing off street parking.

Located in Bramley, the property enjoys convenient access to local amenities, transport links, and Leeds City Centre.

Call us now to arrange your viewing - Our lines are open 24 hours a Day, 7 Days a Week to take your call!!



Open House Huddersfield



The floor plan and all stated dimensions are approximate, intended as a guide only, and should not be relied upon for accuracy. Prospective purchasers/tenants should verify all measurements independently.



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	