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85 WESTGATE HILL STREET, BRADFORD

Illustrative CGI based on submitted indicative plans. Subject to detailed approval.

Westgate Hill Street

Bradford, BD4 0SF

£190,000

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Detached Stone Cottage & Development Site | Birkenshaw, Near Tong Village
A detached two-bedroom stone cottage set within a substantial garden plot with open countryside views. Situated on the edge of Birkenshaw, close to Tong Village, the property offers scope to modernise the existing cottage and explore the site's residential development potential.

The Cottage
The cottage is currently occupied and offers character and scope for improvement. The property was reportedly rewired approximately nine years ago, including the consumer unit and sockets, and a replacement central heating boiler was fitted around three years ago. The kitchen, flooring and decoration would benefit from modernisation. The site was previously home to a local dog kennel business.

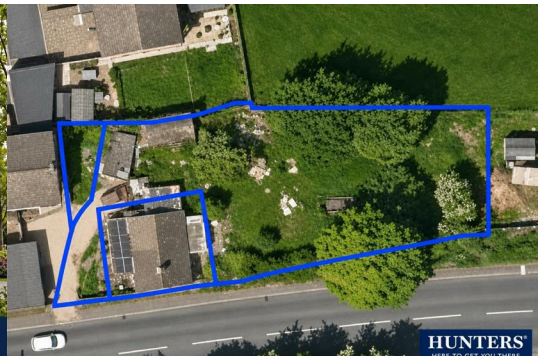
Development Potential
The site has outline planning approval for two residential schemes. One proposes a terrace of three four-bedroom homes. The other includes a proposed five-bedroom detached home with five double bedrooms, three



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Porch

Hallway

Shower Room 5'5" x 6'5" (1.66 x 1.96)

Kitchen Diner 11'1" x 12'7" (3.38 x 3.85)

Lounge 15'5" x 11'3" (4.71 x 3.43)

Hallway

Bedroom One 9'10" x 11'8" (3.00 x 3.57)

Bedroom Two 9'10" x 11'10" (3.00 x 3.61)

DISCLAIMER
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

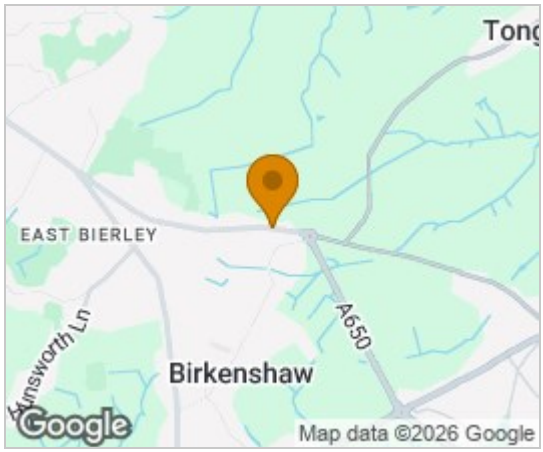
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

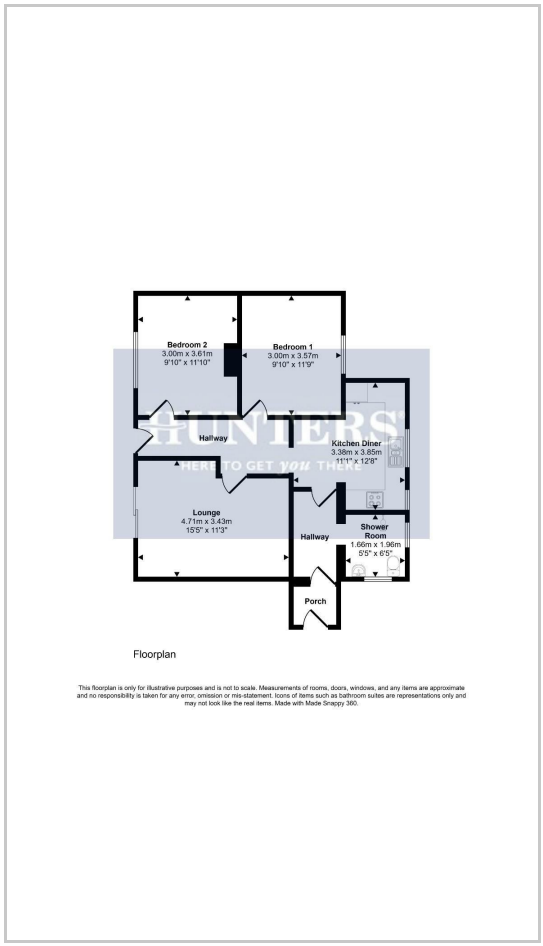
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

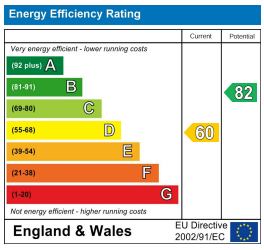
Area Map

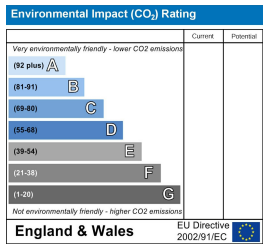


Floor Plans



Energy Efficiency Graph





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.

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