



Guide price £110,000

TENURE : FREEHOLD

Colenso Grove, Holbeck, Leeds, LS11

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 2

**For Sale by Modern Auction –
T & C's apply**

Subject to Reserve Price

**Subject to Reserve Price
Buyers fees apply**

**The Modern Method of
Auction**

**Mixed-Use Investment
Opportunity**

**Ground Floor Commercial
Shop**

**Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |**

01924 249349



Website: <https://movenowproperties.com>

For sale by Modern Auction. Movenowproperties are pleased to offer this mixed-use property for sale, comprising a ground floor commercial shop with cellar and a spacious two-bedroom apartment arranged over the upper floors. The shop benefits from double glazed display windows and uPVC entrance door, while the self-contained apartment features a fitted kitchen, generous living room, bathroom, two bedrooms and an additional dressing room/office. An ideal investment opportunity with potential for dual income.

Ground Floor – Commercial Shop

Measurements: 27'9" x 17'9" (8.45m x 35.40m)

The shop benefits from a prominent ground floor position with a uPVC entrance door and double-glazed display windows overlooking both sides, allowing for good natural light and visibility. The layout offers flexible retail or office space, with access to a useful cellar providing additional storage and WC with hand wash.

First & Second Floor – Two Bedroom Apartment

Accessed via a private entrance with stairs to the first floor, the apartment offers well-proportioned accommodation over two levels.

Entrance Hallway

Carpeted stairs with handrail leading to the main living accommodation.

Kitchen

Measurements: 13'11" x 10'10" (4.24m x 3.31m)

Fitted with a range of wall and base units, integrated oven, four-ring gas hob with cooker hood above, tiled flooring, tiled splashbacks, and stainless steel sink with mixer tap. Double-glazed window to the front elevation and radiator.

Living Room

Measurements: 18'9" x 12'5" (5.71m x 3.79m)

A spacious and bright living area featuring carpeted flooring, radiator, and double-glazed windows providing pleasant outlooks to the side.

Bathroom

Measurements: 7'1" x 6'0" (2.17m x 1.84m)

Comprising a WC, pedestal wash basin, bath with overhead mains shower, partly tiled walls, radiator, and frosted double-glazed window to the front.

Second Floor

Bedroom One

Measurements: 15'2" x 9'10" (4.62m x 3.00m)

Good-sized double bedroom with carpeted flooring, radiator, and double-glazed windows to the front and side.

Bedroom Two

Measurements: 14'1" x 11'6" (4.29m x 3.50m)

Well-proportioned bedroom with carpet, radiator, and two double-glazed windows to the front.

Dressing Room / Office / Storage

Measurements: 7'1" x 6'0" (2.17m x 1.84m)

Additional versatile room with carpeted flooring, suitable for use as a dressing room, home office, or storage space.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924 249349)



Website: <https://movenowproperties.com>

An excellent investment opportunity to acquire a mixed-use property comprising a ground floor commercial shop with cellar and a spacious two-bedroom apartment arranged over the upper floors. Ideal for investors, owner-occupiers, or those seeking rental income from both residential and commercial elements.

Potential Rental - Shop £600pcm Apartment £800pcm Total £1400 - Gross yield 14%

EPC Rating:

Shop - C73

Flat - D59

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Commercial & Apartment

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a convincing solicitor.

Auctioneer Comments:

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 winning bidder 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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Movenowproperties.com LTD

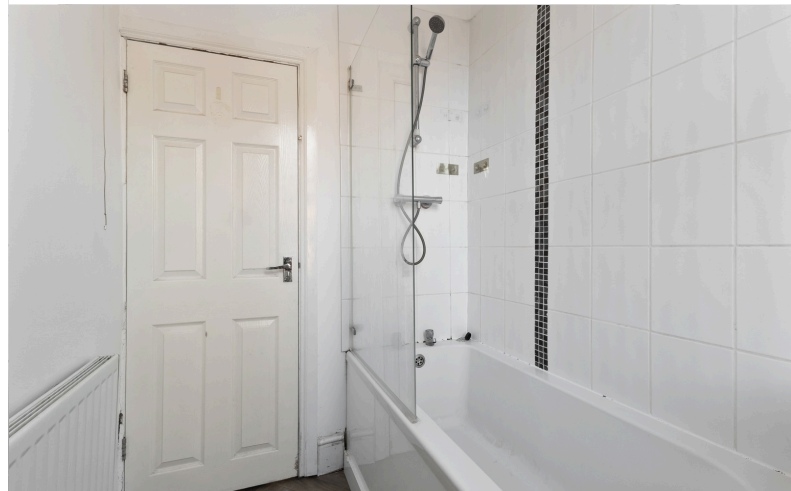
10 Rishworth street, Wakefield, WF1 3BY

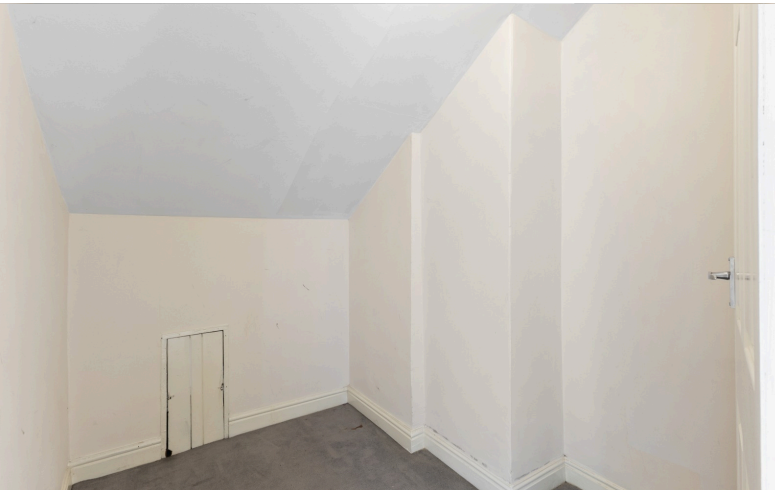
info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



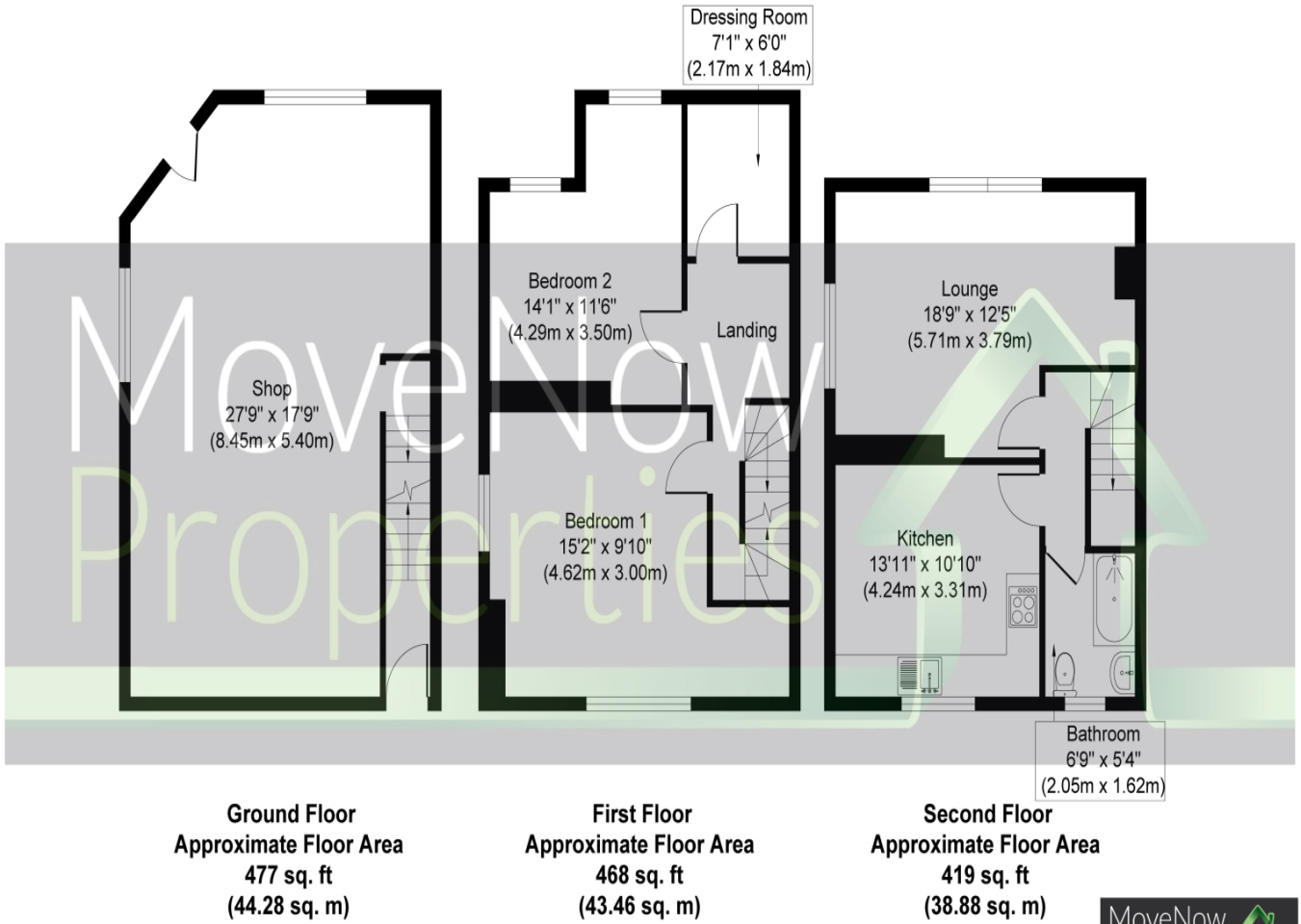




Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Colenso Grove, Holbeck, Leeds, LS11

