



**Grange Avenue, Allerton Bradford BD15 7RN**

**welcome to**

## **Grange Avenue, Allerton Bradford**

A spacious four-bedroom end of terrace property with accommodation over three floors. The property was originally a private dwelling and in more recent years has been run as a small care home. Anyone wanting to convert the property into a residential home will need to apply for planning permission.



\*\*\*FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE:  
ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND  
CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN,  
LONDON, WC2B 5DA \*\*\*10TH MARCH 2026\*\*\*9.30 am  
START\*\*\*CONTACT THE AUCTIONEERS TO REGISTER INTEREST NOW\*\*\*  
\*\*\*GUIDE PRICE £130,000\*\*\*

A spacious four-bedroom end of terrace property with accommodation over three floors with ancillary basement for useful storage space. The property was originally a private dwelling and in more recent years has been run as a small care home. Anyone wanting to convert the property into a residential home will need to apply for planning permission for change of use. The property is set in the popular location of Allerton, which is well served by shops, amenities, schools and transport links with convenient access into Bradford and Leeds centres. In need of some refurbishment the property

has gas fired central heating system, upvc double glazing and offers the potential use as an assisted living facility or to create a good size family home once more, subject to necessary planning approval.

### **Accommodation**

### **Important Notice**

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## Grange Avenue, Allerton Bradford

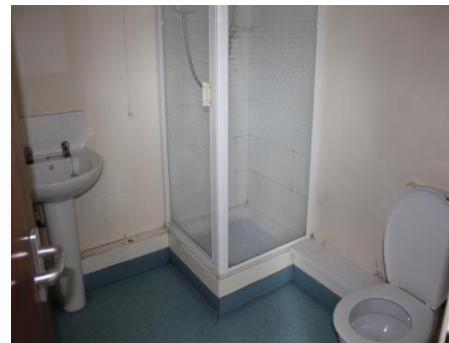
- Traditional auction sale - 3rd February 2026
- Four bedroom end terrace
- Accommodation over three floors
- Previously used as a care home
- Will need planning permission to convert back to residential

Tenure: Freehold EPC Rating: E

Council Tax Band: B

guide price

**£130,000**



**view this property online** [williamhbrown.co.uk/Property/SHP111098](http://williamhbrown.co.uk/Property/SHP111098)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SHP111098 - 0009

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