



## 19 Highfield Road, Five Lane Ends, Bradford, BD2 2AU

Mixed use residential / commercial semi-detached building occupying a prominent plot close to five lane ends. Ground floor office with ancillary rooms and cellar, first floor spacious one bedroom flat. The office area will be vacant and has been previously let to long term tenants (over 20 years) producing £7,800 per annum, the flats current tenant (vacant possession can be arranged if required) has been in situ for 5 years and we understand the tenancy is stable producing £5,280 per annum. Change of use may be possible (subject to necessary permission)

**£225,000**

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**TENURE** Freehold

**COUNCIL TAX / RATES** Bradford

The flat 19a is council tax band B

The ground floor office will be subject to relevant business rates depending on use - contact Bradford council business rates team

**GROUND FLOOR**

**OPEN PLAN OFFICE 22'3" (6.78) x 12'8" (3.86) and 23'1" (7.04) x 12'1" (3.68)**

Open plan office area - WC off - access to cellar

**KITCHENETTE 9'9" x 7'6" (2.97m x 2.29m)**

Selection of wall and base units, work tops

**CONSERVATORY 10'5" x 9'9" (3.18m x 2.97m)**

Access to rear garden

**OUTSIDE** Forecourt area for parking, drive to side providing access to the flat, garage and rear garden

**FLAT - 19A**

**ENTRANCE HALL** Stairs lead up

**LIVING ROOM 13' x 12'2" (3.96m x 3.7m)**

**KITCHEN 12'9" x 9'9" (3.89m x 2.97m)**

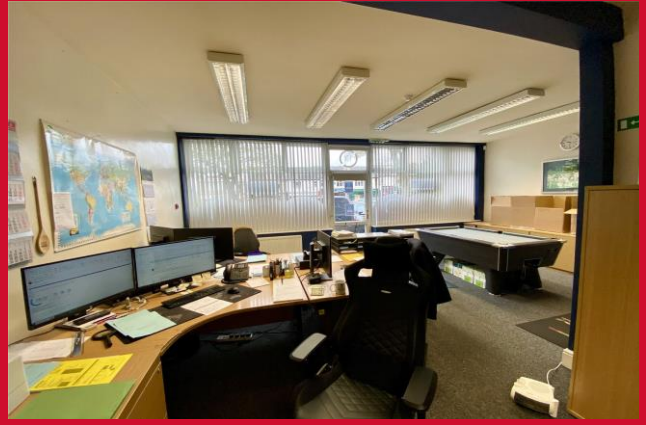
Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor



**BEDROOM 1 14' x 12' (4.27m x 3.66m)**

**BATHROOM** Three piece white suite, over bath shower and screen

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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