



## **The Monkey Pub, 931 Great Horton Road, Great Horton, Bradford, BD7**

**\*\* TRADITIONAL 'OLD SCHOOL' PUBLIC HOUSE \*\* VAST AMOUNT OF OPPORTUNITIES \*\*** The Monkey Pub is a traditional stone built building that was formerly TWO COTTAGES brought together. Ideal for developer/investment purpose, to become two properties, apartments, HMO or business adventure (all subject to the relevant permissions). Currently mixed use with public house and FULLY EQUIPPED UNUSED CATERING kitchen to the ground floor and living accommodation to the first floor. Externally the grounds to the rear are a stunning example. Tiered with mature shrubs, seating areas, large terraced patio and ornamental pond, covered areas and seating! Internally is the main bar area, large catering kitchen, cellar and beer cellar, wash facilities and store. Three bedrooms, living area, dining kitchen and bathroom to the first floor with overall attic space. Stone built outbuildings and covered areas complete the space on offer.

**£150,000**

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## **ENTRANCE**

Covered entrance area leading through to entrance hall. The hall provides access to toilets, kitchen, the main bar area and door leading to the first floor living area

## **MAIN BAR AREA 33' (10.06) x 15'6" (4.72) max overall**

The main bar area as seen from the photos and provides access to the rear. Behind the bar the door leads to the cellars

## **CATERING KITCHEN 17'4" x 17'8" (5.28m x 5.38m)**

Impressive catering kitchen which has yet to be used. Two windows that open fully out to the rear patio area

## **REAR HALL**

Provides access to additional wash facilities and store

**OUTSIDE** The rear gardens were The Monkey's pride. Tiered with a vast amount of mature shrubs, steps leads to different areas of the garden to include a large raised patio area, additional level area that has yet to be established plus additional patio that is level with the property. Large fish pond, covered area and permanent built store

## **FIRST FLOOR LIVING AREA**

### **KITCHEN 16'2" x 12'6" (4.93m x 3.8m)**

Fitted kitchen with pantry area off and door leading to attic room

### **LOUNGE 16'11" x 10' (5.16m x 3.05m)**

Providing access to an additional room

### **ROOM ONE 11'9" x 6'7" (3.58m x 2m)**

### **ROOM TWO 8'2" x 6'9" (2.5m x 2.06m)**

### **ROOM THREE 16'2" (4.93) max x 9'8" (2.95) max**

## **BATHROOM**

Three piece white suite

### **ATTIC ROOM 17'4" max x 16'2" (5.28m max x 4.93m)**

A great space which could be utilised as additional living space (subject to permissions)

## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Freehold

## **PLEASE NOTE**

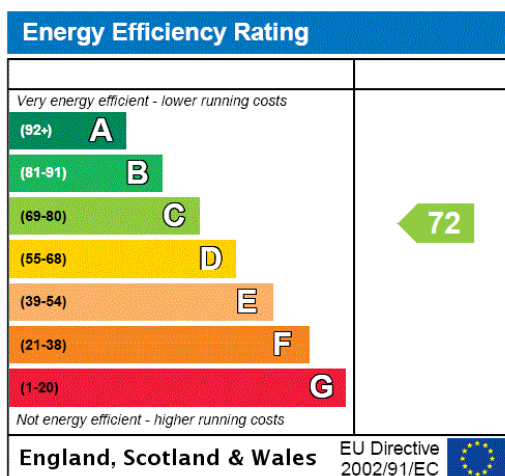
If finance is required please check with your Financial Advisor prior to proceeding as mixed use premises can require certain criteria

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.



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