



### 3 Central Avenue, Little Horton, Bradford, BD5 0PB

\*\*\* STUNNING MIXED USE PREMISES \*\*\* LOVINGLY RESTORED \*\*\* IMPRESSIVE THROUGHOUT \*\* QUALITY FINISH BOTH INSIDE & OUT \*\* Looking for a new adventure? Look no further. Situated within this residential area which has a strong community spirit and many are looking forward to the opening of superb catering mixed use property. Having been in the family since the 1980's, they have taken it upon themselves to fully restore to its former glory for the next generation to 'make their mark'. ALL APPLIANCES are included and the property briefly comprises: Shop serving area all fully equipped. Inside seating area with cloakroom plus large prep area. To the first floor the open plan living area with quality fitted kitchen and large double bedroom with a further bedroom and house bathroom to the 2nd floor. Externally the gardens offer plenty of seating for eating and chatting over beverages on offer, with an additional side area that could be utilized. This can only be appreciated on internal inspection

Asking Price £230,000

## 3 Central Avenue, Little Horton, Bradford, BD5 0PB

**BROCHURE DISCLAIMER** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**MAIN SHOP AREA 14'2" x 10'3" (4.32m x 3.12m)**

Fully equipped with fryer, serving area and warmer. New and have only been used for a family gathering. Double doors open out.

**SEATING AREA 14'6" x 11'4" (4.42m x 3.45m)**

Bay window and has access through to the serving area and access to the cloakroom

**OPEN STORE 6'6" x 6'3" (1.98m x 1.9m)**

Provides access to the cloakroom

**CLOAKROOM** Sink and w/c

**PREP AREA 7'6" x 9'4" (2.29m x 2.84m)**

Stainless steel equipment included. Rear door leads to the gardens

**FIRST FLOOR**

**OPEN PLAN LIVING AREA 15'11" x 11'9" (4.85m x 3.58m)**

Lovely bright open area with open stairs leading to the 2nd floor. The quality kitchen has an array of wall and base units, worktops with under lights. free standing cooker with extractor and washing machine (both included in the sale) sink and drainer

**BEDROOM 11'9" x 14' (3.58m x 4.27m)**

Enjoying far reaching views

**SECOND FLOOR**

**BEDROOM 15'5" (4.7) MAX OVERAL x 10'6" (3.2)**

With gable window enjoying far reaching views

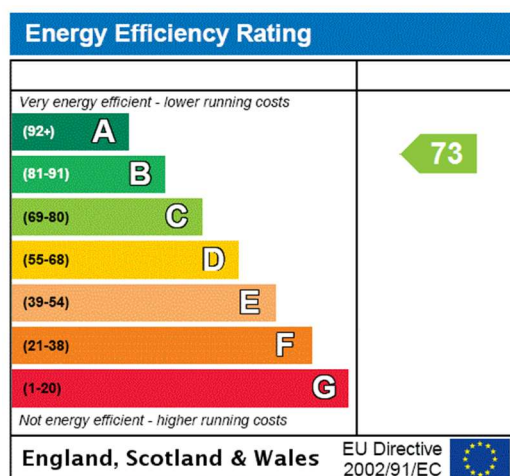
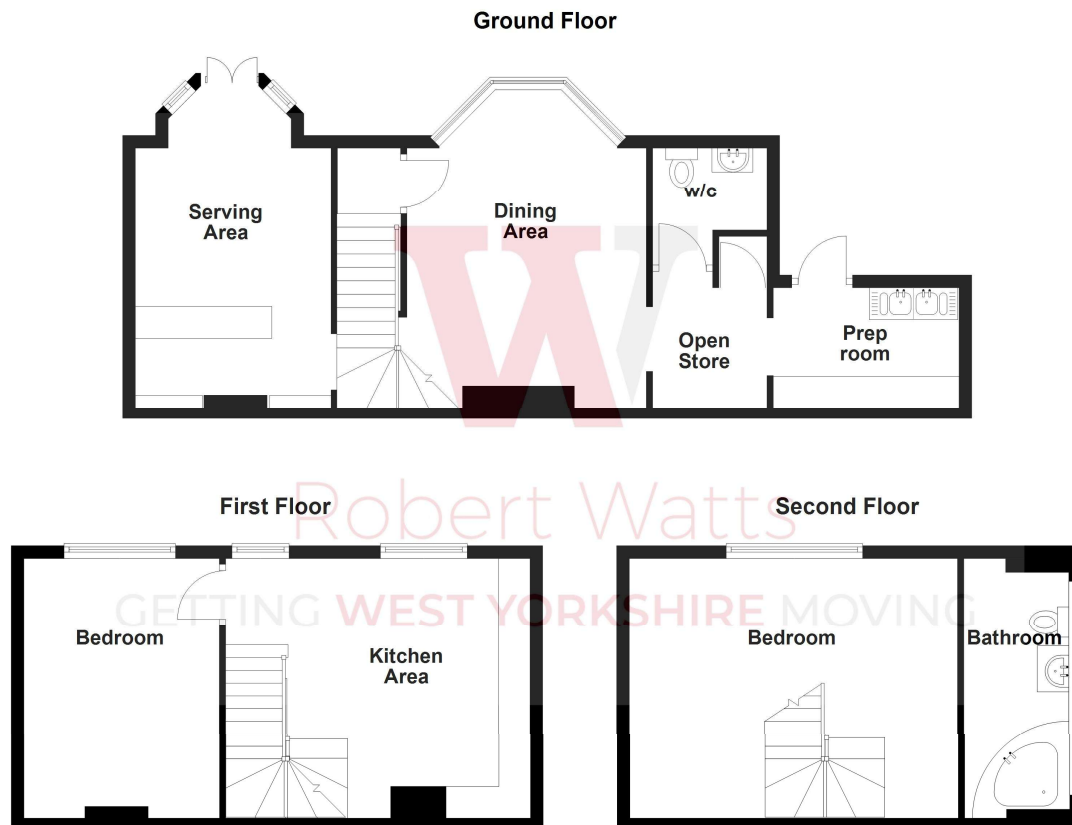
**BATHROOM** Modern suite with corner bath and mixer shower tap sink and w/c

**OUTSIDE** Looking at the property to the right there is an area that could be utilized, currently hard standing. The gardens to the left have high fencing to allow privacy from the roadside with outside light. A great space for outside dining.

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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