



## 802 Little Horton Lane, Little Horton, Bradford, BD5 9DG

GUIDE PRICE £160,000 MIXED USE PREMISIES! A fantastic opportunity has arisen to purchase this end terraced property which has been utilized as take away premises for many years. Briefly comprising: Customer area, commercial kitchen and plenty of lower ground floor storage. To the first floor are 2 rooms with kitchen facilities and bathroom. Two further bedrooms to the second floor. This could be an ideal purchase for investors with potentially good rental income for the commercial and potential residential. Prominent position on the main Little Horton Lane, well placed for many additional amenities, schools and commute o the city centre. OFFERED WITH NO CHAIN

Guide Price £160,000

**T** 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk  
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### **SHOP AREA 15' x 14'6" (4.57m x 4.42m)**

Serving counter. Part panelled walls with non slip flooring, understair store and fridge

### **COMMERCIAL KITCHEN 15' x 13'3" (4.57m x 4.04m)**

Large working kitchen with stainless steel appliances. Plumbing and gas connections

### **SIDE ENTRANCE**

Which provides access to the first floor and basement

### **BASEMENT** Divided into two store area

Store One 12'11 x 6'10

Store Two 9'7 x 8'8

### **FIRST FLOOR**

Currently used as an additional store area but would make an ideal flat for a family

### **KITCHEN 10'1" x 4'9" (3.07m x 1.45m)**

Sink unit

### **STORE 10'2" x 10'7" (3.1m x 3.23m)**

### **STORE 15'5" x 9'10" (4.7m x 3m)**

### **BATHROOM**

Three piece coloured suite

### **SECOND FLOOR**

### **BEDROOM 13'10" x 9'5" (4.22m x 2.87m)**

### **BEDROOM 12'4" x 8'9" (3.76m x 2.67m)**

### **OUTSIDE**

Yard to the rear

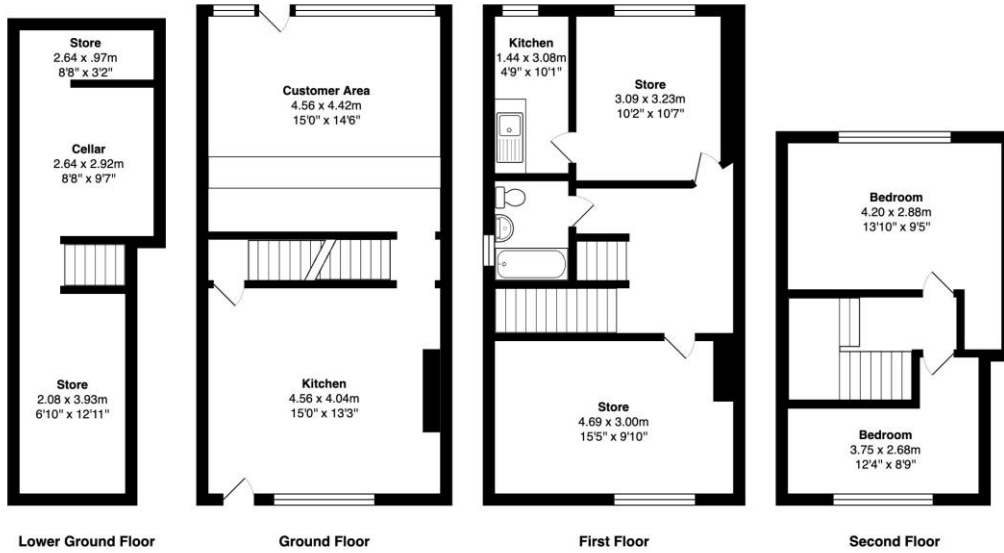
### **MORTGAGES**

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Total Area: 135.9 m<sup>2</sup> ... 1462 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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