



## Transport, 97-99 St. Enochs Road, Wibsey, Bradford, BD6 3AD

**\*\* MIXED USE PREMISES \*\* GREAT INVESTMENT OPPORTUNITY OR AN IDEAL SPACE FOR THOSE LOOKING FOR A BUSINESS WITHIN THEIR HOME! \*\*** Step inside the building where Transport, St. Enochs Road has been residing for many years. The property is on one title and therefore comprising: Entrance hall with steps leading to the first floor, large lounge and well equipped kitchen. THREE BEDROOMS and family bathroom to the first floor. Large overall loft area which is an ideal space for conversion (subject to permissions). The shop area has internal and external access with large store to the rear. The living accommodation can also be accessed internally. TWO LARGE BASEMENTS under the shop and living area with external access. Garden area to the front and access to shop front. To the rear is a communal area with double gates that offer off road parking. Situated on a prominent road position so ideal for passing traffic which leads to the popular village of Wibsey. Ideal for all amenities and great commuter links.

£230,000

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# Transpart, 97-99 St. Enochs Road, Wibsey, Bradford, BD6 3AD

## SHOP ENTRANCE

With access ramp

## SHOP 17'7" max x 14' (5.36m max x 4.27m)

Shelving and trade counter

## STORE 7'11" x 4'11" (2.41m x 1.5m)

## REAR PORCH

Access to the rear, cellars and internal access to the living area

## CELLER ONE 14'11" (4.55) x 11'10" (3.6) plus recess

Power and light

## CELLAR TWO 17'7" x 14' (5.36m x 4.27m)

Power and light

## CELLAR THREE 12'2" x 5'11" (3.7m x 1.8m)

Power and light

## LIVING AREA

### ENTRANCE HALL

Stairs leading to the first floor

## LOUNGE 11'10" x 17'8" (3.6m x 5.38m)

Feature fireplace

## KITCHEN 12'2" x 5'11" (3.7m x 1.8m)

Modern fitted kitchen with a selection of wall and base units, worktops, sink and drainer, plumbing for washer.

Oven, hob and extractor

## FIRST FLOOR

Loft access. Large loft space with potential for conversion (subject to the relevant permissions)

## BEDROOM ONE 14'11" x 11'10" (4.55m x 3.6m)

Good size master bedroom with feature fireplace

## BEDROOM TWO 14' x 10' (4.27m x 3.05m)

Useful over stair store cupboard

## BEDROOM THREE 11'1" x 7'1" (3.38m x 2.16m)

## BATHROOM

Family bathroom with corner bath, built in shower, sink and W.C

## OUTSIDE

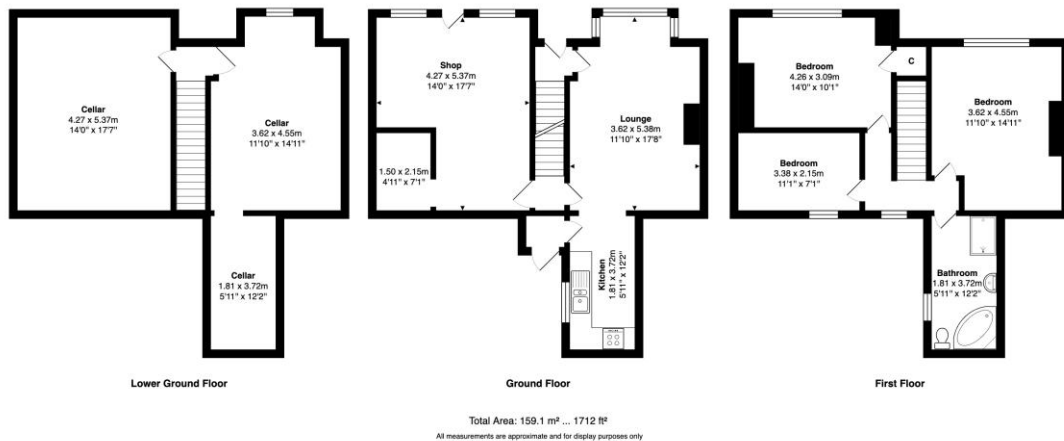
Fore gardens and overall yard area to the rear with double gated access to allow parking

## BUYER 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.

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.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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