



6 Beldon Lane, Horton Bank Top, Bradford, BD7 4JZ

**** MIXED USE PREMISES ** LARGE FAMILY HOME WITH BUSINESS OPPORTUNITY ** MANY IMPROVEMENTS MADE OVER RECENT YEARS!**

Looking for a large family home with additional income if required? This stone built END TERRACED HOUSE offers it all. Many works have been completed over recent months to include replacement windows and doors, plus replacement roof! The residential part is situated over four floors and briefly comprises: Lower ground floor dining kitchen and utility room/store, lounge to the ground floor, two bedrooms and family bathroom to the first floor with a further two bedrooms to the second floor. The salon and treatment room are located to the front with separate entrance, two rooms plus washroom. Externally, the property offers off road parking to the front and pleasant gardens to the rear. Situated within this popular residential area, close to many amenities that Wibsey and Great Horton have to offer. A detailed inspection is strongly advised to see what's on offer!

£250,000

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COMMERCIAL AREA

Currently used as a Salon with a treatment room and W.C. The owner will gladly continue with the business and rent can be discussed. This can also be sold with vacant possession

SALON 13'4" x 15'4" (4.06m x 4.67m)

TREATMENT ROOM 10'8" x 7'4" (3.25m x 2.24m)

CLOAKROOM

Sink and W.C

RESIDENTIAL PROPERTY

Access from the rear

LOUNGE 11'8" x 11'4" (3.56m x 3.45m)

Good size lounge with access to the first floor and lower ground floor

KITCHEN 12'8" x 11' (3.86m x 3.35m)

Situated on the lower ground floor with external access to the gardens. Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Range style cooker with extractor and plumbing for washer

UTILITY AREA/STORE 14'8" x 9'9" approx (4.47m x 2.97m approx)

A useful space, fully decorated with power, light and radiator

FIRST FLOOR

BEDROOM ONE 15'3" x 9'9" approx (4.65m x 2.97m approx)

BEDROOM TWO 8'2" x 9'2" approx (2.5m x 2.8m approx)

FAMILY BATHROOM

Three piece family bathroom with modern three piece suite, Shower over bath, sink and W.C

SECOND FLOOR

BEDROOM THREE 14' x 6'1" (4.27m x 1.85m)

Dormer style

BEDROOM FOUR 12' x 10'6" (3.66m x 3.2m)

Built in wardrobes. Dormer Style

OUTSIDE

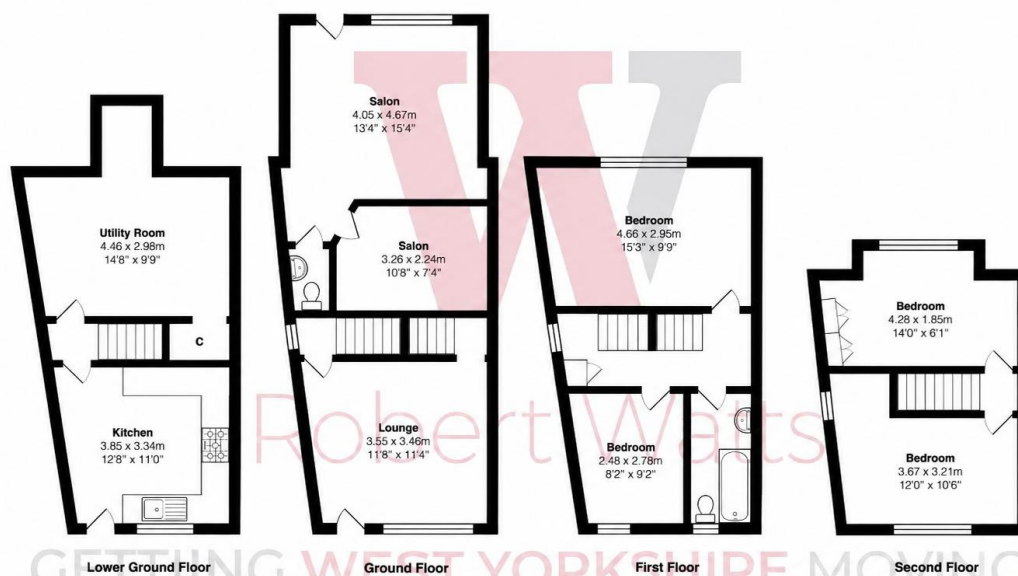
Off road parking to the front. Pleasant gardens to the rear

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.





Total Area: 127.5 m² ... 1372 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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