



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 693737
wibsey@wwestateagents.com

Directions

See mapping.

St. Enochs Road, Bradford, BD6 3AB
Offers In The Region Of £220,000

St. Enochs Road, Bradford, BD6 3AB



GIFT SHOP AND ONE BEDROOM FLAT ***
PRIME TRADING LOCATION ***
INVESTMENT OPPORTUNITY *** OFF
ROAD PARKING. The retail unit is a currently
used as a gift shop and has a WC and two large
cellars used for storage. The one bedroom flat
above has stairs leading up to landing, a shower
room with shower cubicle, low level WC and
hand wash basin, kitchen/diner with fitted wall
and base units, free standing cooker and space
for appliances, a spacious lounge and one
double bedroom. There is off road parking to the
front and garden land to the rear.

The property is located in a highly sought after
location with close proximity to the array of
shops in and around the Wibsey village
including supermarkets, health centres,
restaurants and many more. Also only a few
miles from the motorway networks, low moor
train station and situated in the middle of bus
routes to Leeds, Bradford and beyond.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Shop current used as a gift shop and one bedroom
flat in sought after location.

Rating authority
Borough Council Tax Band A

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Freehold