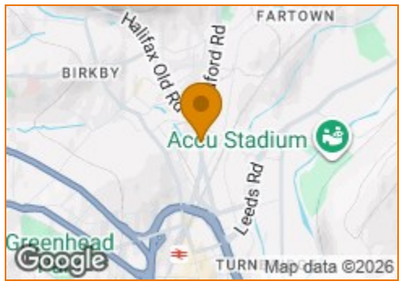
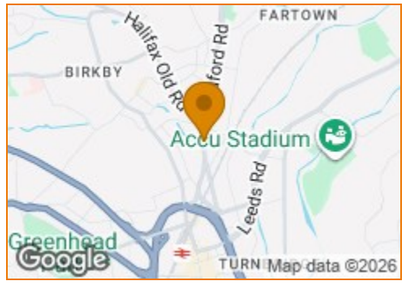
Terrain Map



Hybrid Map

Terrain Map

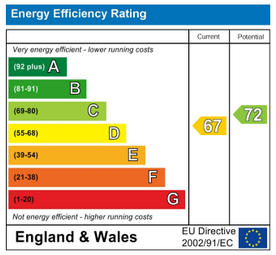


Floor Plan

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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BOULTONS

Bradford Road

Fartown, Huddersfield, HD1 6DZ

Offers Around £340,000

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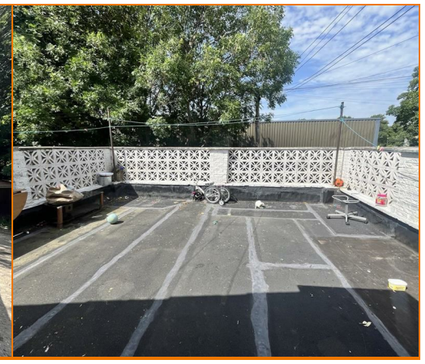


Bradford Road

Fartown, Huddersfield, HD1 6DZ

Offers Around £340,000

*** ATTENTION INVESTORS AND LANDLORDS ***

A mixed-use investment opportunity providing a unique blend of commercial and residential spaces.

The property comprises a well-positioned shop, a spacious house, and a flat, all of which are well located to catch passing trade or provide tenants access to a variety of needs.

The shop benefits from a high-profile main road position, ensuring excellent visibility and foot traffic, making it an ideal location for any business venture. Currently, the shop and flat are let out, providing a steady income stream, while the house is soon to be vacant, offering potential for further rental income or personal use.

When fully occupied, this property currently generates £30,300 per annum in rent, making it an attractive investment for those looking to expand their portfolio. Whether you are an investor seeking a lucrative opportunity or a homeowner looking for a versatile living arrangement, this property on Bradford Road is sure to impress. Don't miss the chance to explore the possibilities that await in this prime location.

ACCOMMODATION - 129a Bradford Rd.

GROUND FLOOR

DINING KITCHEN
20'8" x 8'3"
This dining kitchen is fitted with a range of base and wall units, working surfaces and tiled splashbacks. The kitchen is further equipped with a two four ring gas hobs, two ovens, stainless steel inset sink unit with mixer tap. You will also find three uPVC double glazed windows and a uPVC double glazed door. The floor covering is tiled and there is access into the inner hall.

BEDROOM 1
13'6" x 8'
With a uPVC double glazed window with privacy glass inset and a central heating radiator.

BEDROOM 2
12'6" x 7'3"
With a laminate floor covering, uPVC double glazed window with privacy glass and a central heating radaitor.

INNER HALL
16'5" x 3'3"
With a central heating radiator and opening into the side entrance hall.

SIDE ENTRANCE HALL
10'7" x 3'7"
Access via a uPVC double glazed door, laminate floor covering.

CLOAKROOM/WC
7'6" x 3'4" max
Tiled walls and floor, low flush wc and wash hand basin.

BEDROOM 3
9'5" x 11'
Central heating radiator, laminate floor covering and a uPVC double glazed window with privacy glass inset.

INNER LOBBY
6'6" x 4'3"
With a staircase rising to the first floor and uPVC double glazed window on the turn of the staircase.

FIRST FLOOR

LANDING
18'4" x 3'1"
Central heating radiator, access to the principle first floor rooms.

SITTING ROOM
15'8" max x 9'8"
Laminate floor covering, radiator, uPVC double glazed window and an aluminium framed double glazed door leading out to the roof terrace.

BEDROOM 4
11' x 6'10"
With a laminate floor covering, radiator and a uPVC double glazed window.

BEDROOM 5
13'4" x 5'5"
Radiator, laminate floor covering and a skylight.

WC
6'5" x 5'8"
With a pedestal hand wash basin, low flush wc and tiled walls and floor.

BATHROOM
9'8" x 5'6"
With a panel bath, pedestal hand wash basin, low flush wc, central heating radiator, tiled walls and a timber framed single glazed window.

OUTSIDE
There is a roof terrace off the lounge in an elevated position.

COUNCIL TAX BAND A. (for this unit)

131 BRADFORD RD- INFO

ACCOMODATION
Mainly laid out on the first floor.

LOUNGE
11'6" x 9'8"
Window to the front and radiator.

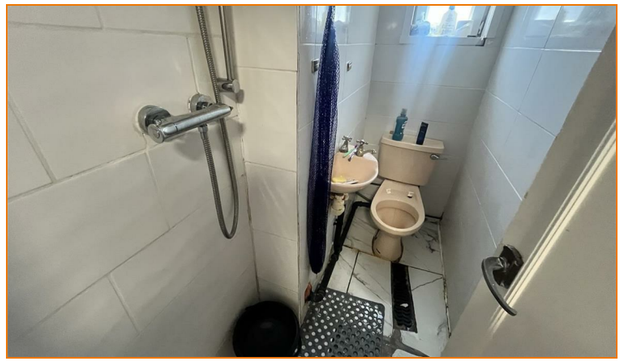
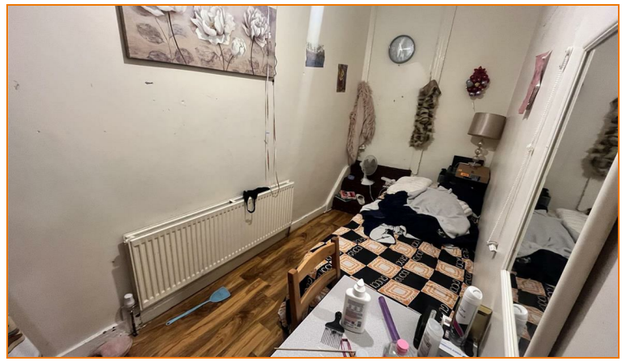
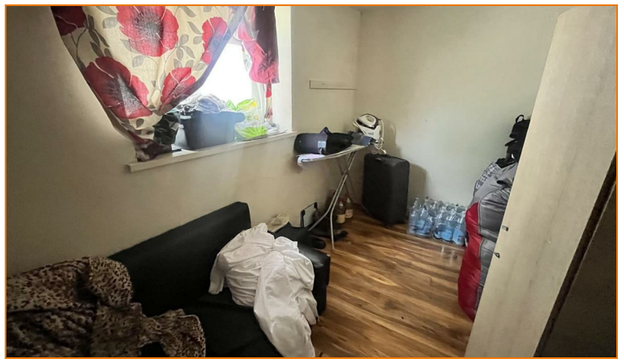
KITCHEN
12'5" x 4'5"
Fitted with a range of base and wall units with gas cooker point, sink unit, plumbing for automatic washing machine and cooker point.

BEDROOM

BEDROOM
12'4" x 8'7"
Having tiled flooring, 2 windows to the side and radiator.

BEDROOM
11'3" x 6'11"
Radiator and ceiling roof light.

COUNCIL TAX BAND A FOR THIS UNIT

129/131 Bradford Road (shop)

SHOP & PREMISIES
A large and prominently positioned ground floor retail unit amounting to around 97 square meters (over 1000 square feet) sold subject to an established commercial tenant and with a number of years remaining on the 10 year lease which commenced November 2025. Rent reviews every three years. Rateable value (rounded down) £13,750.