

BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



129-131 Bradford Road
Fartown, Huddersfield, HD1 6DZ

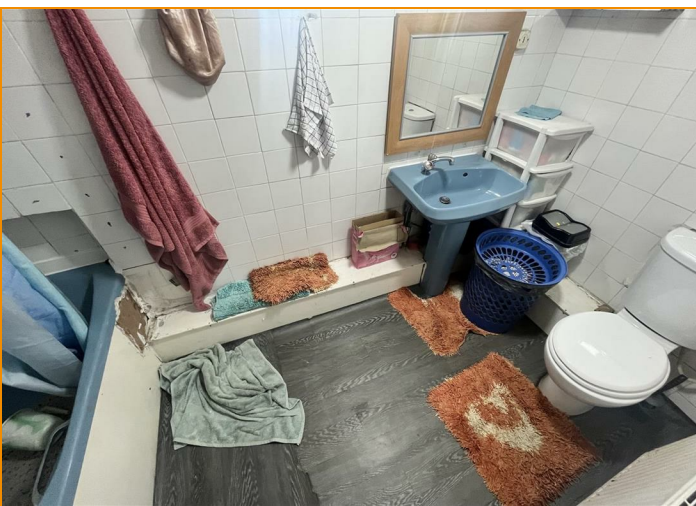
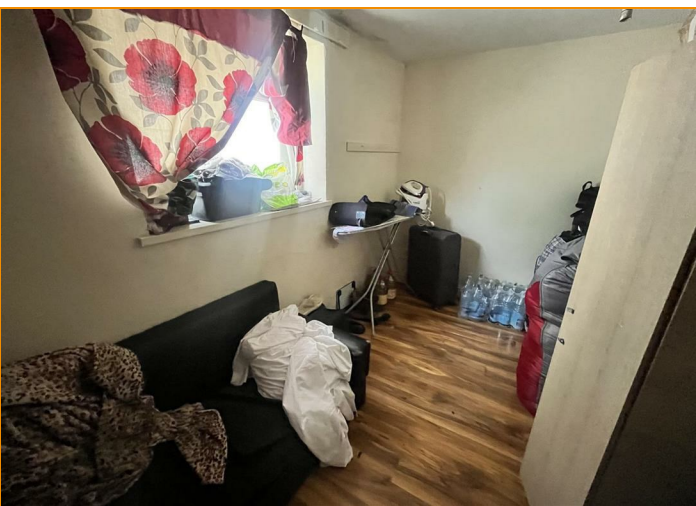
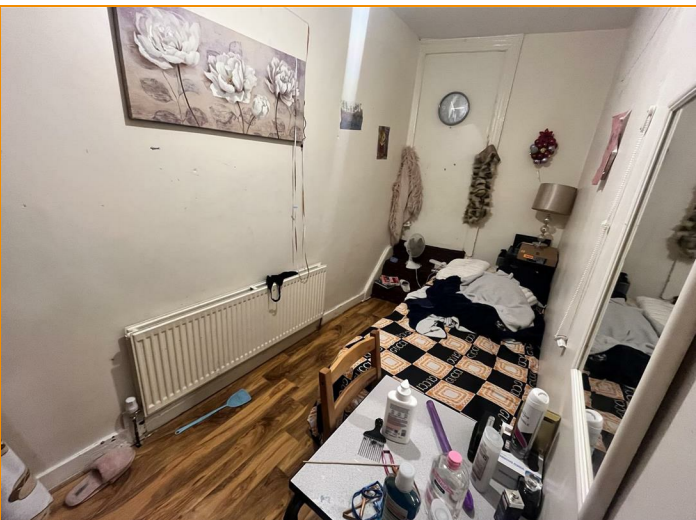
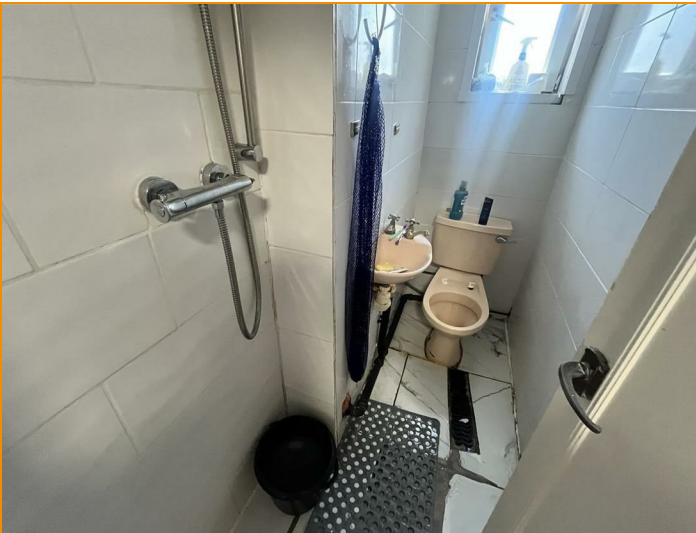
Offers Around £350,000

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*** 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.

