



INDUSTRIAL OFFICES RETAIL INVESTMENT **DEVELOPMENT**  
**ELLINTHORPE STREET**  
**WAKEFIELD ROAD**  
**BRADFORD, BD4 7ND**



**FOR SALE**  
**RESIDENTIAL DEVELOPMENT OPPORTUNITY (S.T.P.)**  
**UP TO 6 APARTMENTS WITH PARKING**

**PRICE: £197,500**

CONTACT:  
Richard Heslop – 01943 662662  
richard@de-commercial.co.uk

## LOCATION

The property is located on Ellinthorpe Street, off Wakefield Road, 2 miles south of the city centre.

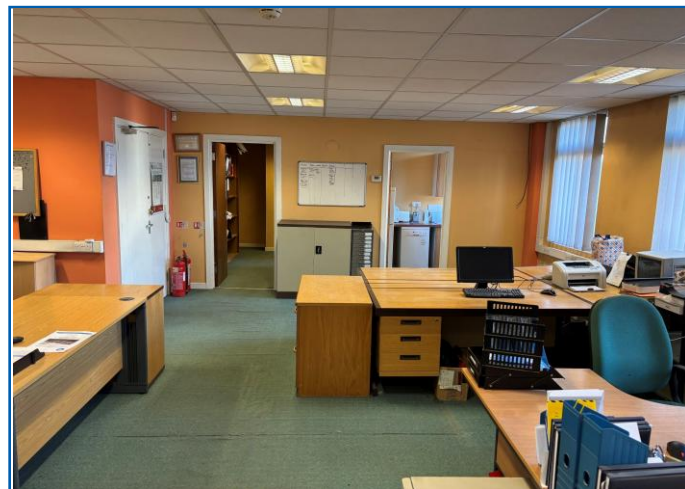
The immediate area is a mix of residential and commercial.

## DESCRIPTION

The property is of brick construction under a pitched tiled roof, arranged over lower ground, ground and first floors. Each floor is separately metered.

There are two doors at ground floor level, thereby offering flexibility in design.

There is also external parking for up to 4 cars and provision for further off-street parking.



## ACCOMMODATION

FLOOR	SQ.FT	SQ.M
Lower Ground	765	70
Ground Floor	1045	98
First Floor	785	73
<b>TOTAL</b>	<b>2595</b>	<b>241</b>

## PLANNING

Residential properties sit adjacent to the property and the subject property is ripe for redevelopment. Initial enquiries with the planning authority indicates that a change of use to residential would be favourably looked upon.

## TERMS

The property is available freehold with vacant possession at a price of £197,5000.

## LEGAL COSTS

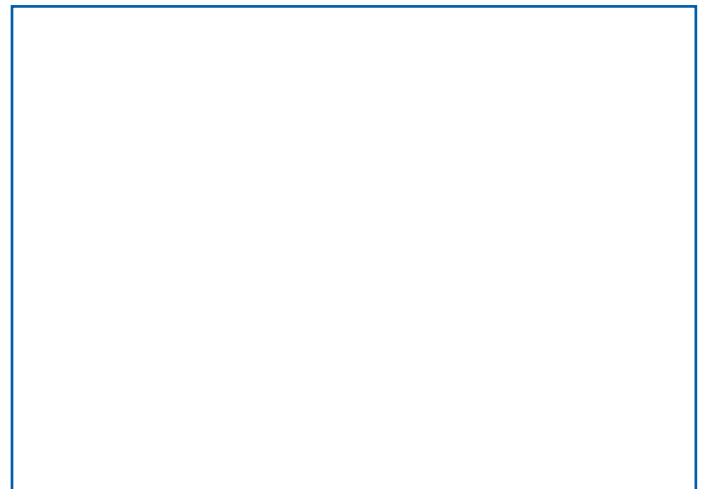
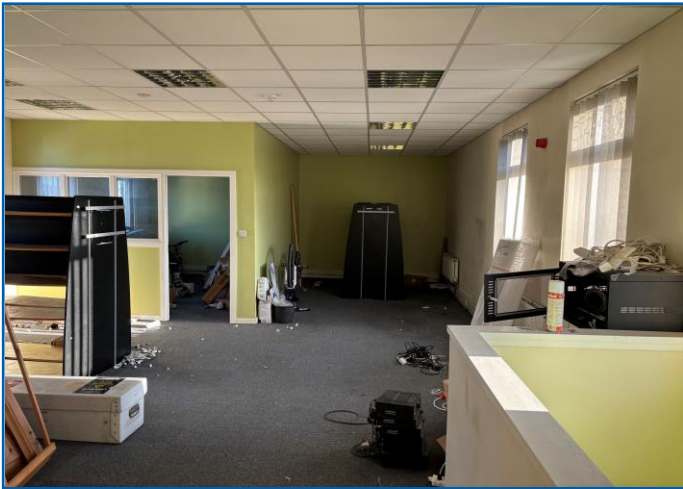
Each party pay their own costs.

## SERVICES

We understand that all mains' services are installed or are available. However, we recommend that prospective occupiers make their own enquiries as to the availability, suitability and capacity of such services.

## VIEWING

Strictly by appointment only, contact:-  
Richard Heslop: 01943 662662  
Or email [richard@de-commercial.co.uk](mailto:richard@de-commercial.co.uk)



## MISREPRESENTATION ACT

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