



Lumb Lane, Bradford, BD8

Your Choice are pleased to offer a very large 6-8-bedroom property next to the city centre of Bradford, West Yorkshire. A substantial period end terraced property offering much potential as freehold for a variety of uses, subject to relevant planning permissions. This is a former office building, currently converted to residential, which requires a programme of updating/modernization. The property is gas central heated and partially double-glazed. It would make an excellent purchase for a young/growing family to move into as one united family or can be offered to the market as office accommodation or large HMO to be converted to a high standard into multiple residential accommodation to meet the demands of the growing city of Bradford. Viewing highly recommended by appointment only.

**Guide Price
£225,000**

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk

OPS
The Deposit Protection Service

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SALES**

**The Property
Ombudsman
LETTINGS**

Your Choice are pleased to offer a very large 6-8-bedroom property next to the city centre of Bradford, West Yorkshire. A substantial period end terraced property offering much potential as freehold for a variety of uses, subject to relevant planning permissions.

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EPC: D

<https://find-energy-certificate.service.gov.uk/energy-certificate/9140-2904-1195-2302-3945>

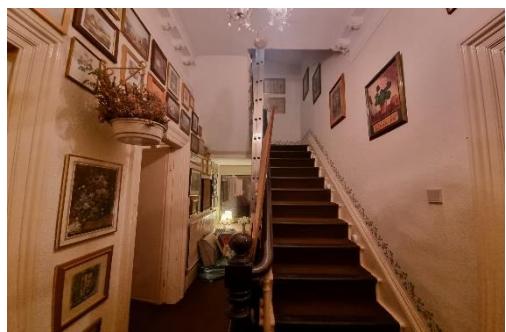
Council Tax Band: C ---£1,633.23

Accommodation comprises of : The living accommodation briefly comprises:**Ground Floor:** 3 Living Room, Possible Kitchen/Diner. **First Floor:** 4 Bedrooms and 2 x Separate WC's **Second Floor:** Two Bedrooms, one of them being used as kitchen and 2 x lofts ideal to be converted in to 2 further bedrooms. **Lower Ground Floor:** 2 Basement cellars ideal to be converted in to lower floor self converted flat or living rooms. For more details room sizes, please see the floor plan attached?



!!!The Property is need to full upgrade and the price advertised is reflected accordingly.!!!

For Approx. room sizes, Please visit the floor plan



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Viewing arrangements

Strictly by prior telephone appointments with Your Choice Estate Agents.

Opening hours Monday to Thursday 09.00am -05.30pm
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am - 04.00pm

Are you thinking of selling or even letting your property!

Call us today on for a free valuation without obligation

no sale or let ? No charge

For more details or to make an appointment please contact the above office at your earliest convenience.



Need More Information?

For further information or to speak to one of our team, please call 01274 493333. or email us on info@ycea.co.uk



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DISCLAIMER

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