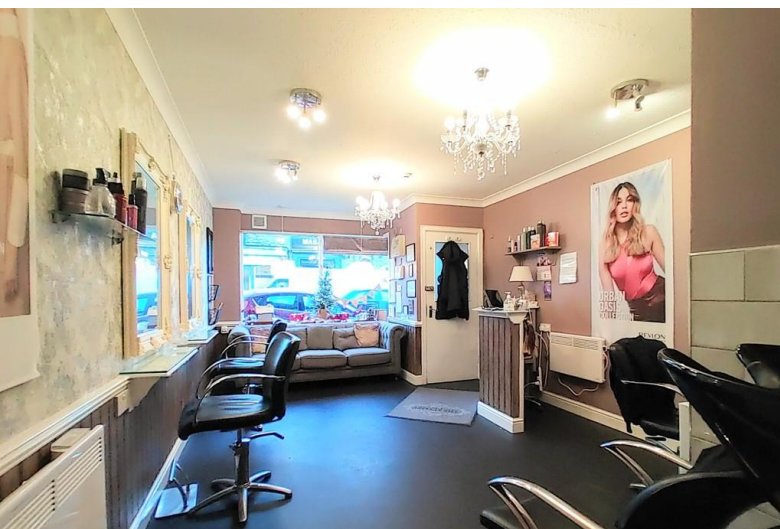


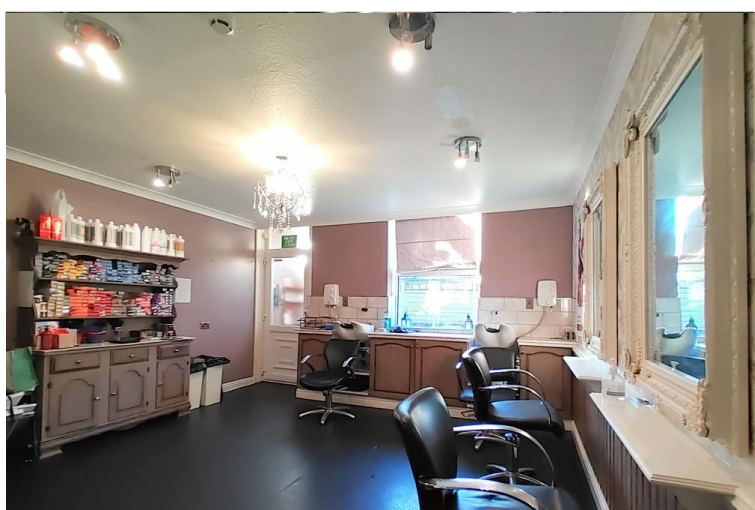
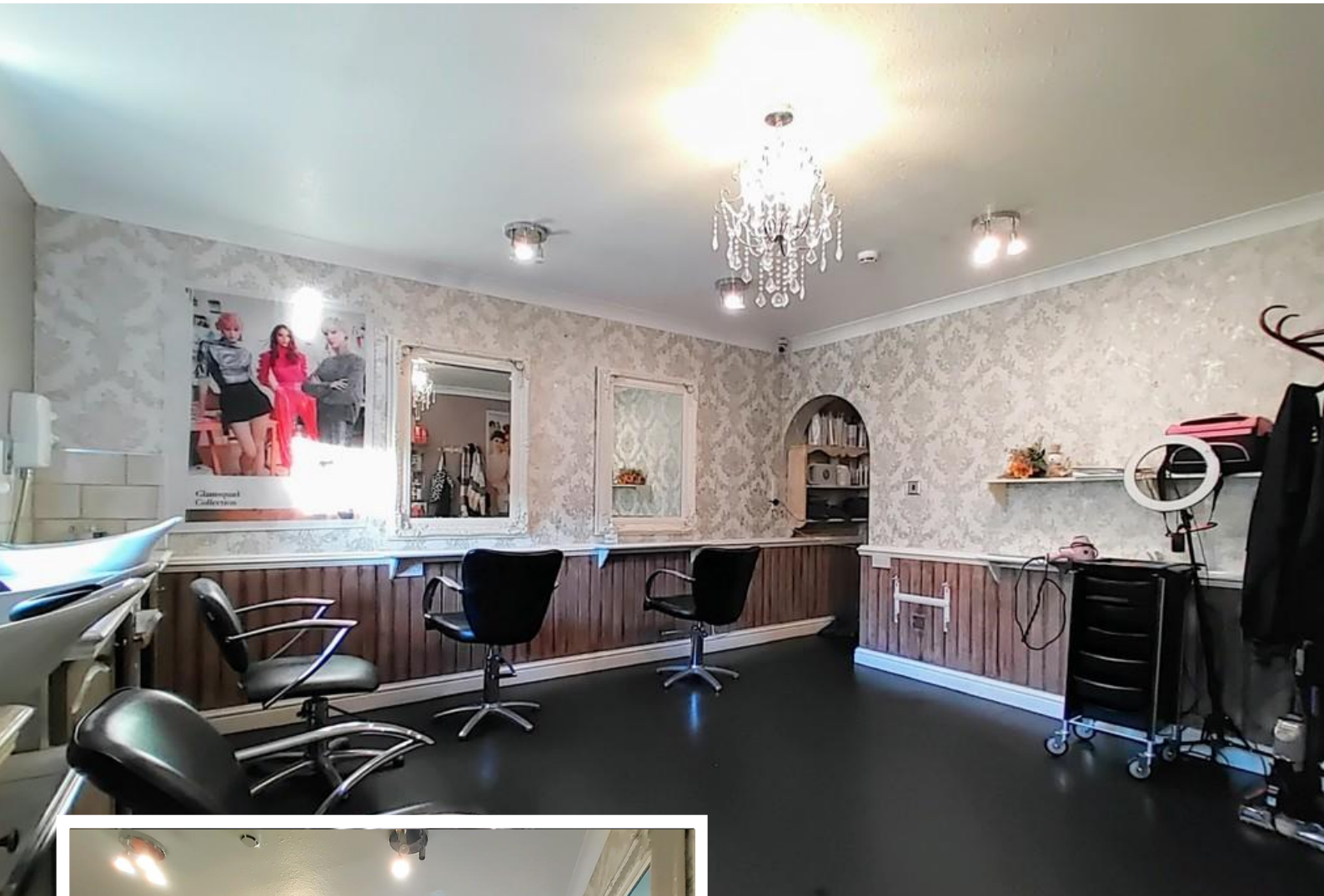


407 Thornton Road

- COMMERCIAL PROPERTY
- HAIR SALON
- BASEMENT & GARAGE
- THREE BEDROOM FLAT

OFFERS OVER £200,000
EPC Rating 'TBC'





Property Description

**** SUBSTANTIAL COMMERCIAL PROPERTY ****
THORNTON VILLAGE LOCATION ** GREAT POTENTIAL
****** This large terraced property currently comprises of a two-room hairdressing salon, a separate basement with a garage and a spacious three bedroom apartment set over two floors. This is a prime main-road position in a bustling village on the outskirts of Bradford and offers potential to increase the current revenue. Well maintained throughout by the current owners and in good decorative order throughout.

Briefly comprising of: Ground floor - shared hallway with the apartment and salon, two large salon rooms, WC, rear porch and access to a balcony area above the rear garage along with steps down to the road at the rear. The two salon rooms could easily be split and rented as separate units to increase the turnover (subject to any required planning consents or approvals). From the shared hallway, a staircase leads to the apartment that is set across two floors. The first floor comprises of a Lounge, Dining Kitchen, spacious Landing area and Bathroom. To the second floor are two large Bedrooms and a smaller third Bedroom that



is currently used as a laundry room. To the rear of the property is a cobbled road giving access to an attached single garage that opens to a large basement room, currently rented out separately for storage. There is easy, unrestricted parking in front of the property and on nearby side-streets.

This versatile property has had several different configurations over the years and offers the new owner a variety of options for use! Early viewing is advised.

SHARED HALLWAY

The front entrance door leads into a shared hallway giving access to the salon, a WC and stairs leading to the apartment.

FRONT SALON

19' 1" x 11' 6" (5.82m x 3.51m) Washbasin, window to the front elevation and an opening to:

REAR SALON

14' 7" x 14' 7" (4.44m x 4.44m) Two washbasins, window to the rear and a door to a rear porch. There is a further door from this room leading back to the hallway, making ideal for letting this room separately to the front salon room.

REAR PORCH

A small porch with a door leading to a staircase down to the rear of the property and a further door leading to a decked patio seating area on top of the garage.

BALCONY

A private decked seating area with fenced boundary, providing useful outdoor space.

WC

A WC with washbasin for use by the salon staff and customers.

APARTMENT (FIRST & SECOND FLOORS)

HALLWAY

A spacious internal hallway with doors off to the kitchen, lounge, bathroom, and stairs to the second floor.

KITCHEN

14' 7" x 9' 9" (4.44m x 2.97m) A good sized fitted kitchen with ample space for dining. Fitted with a range of modern base and wall units, laminated work surfaces and splashback tiling. Integrated electric oven, halogen hob, extractor and a freestanding washing machine is also included in the sale. Central heating boiler and a radiator.

LOUNGE

16' 0" x 15' 2" (4.88m x 4.62m) A large reception room with modern decor, two radiators and a window to the front elevation.





BATHROOM

9' 2" x 4' 8" (2.79m x 1.42m) A modern white bathroom suite comprising of a WC, washbasin set in a vanity unit and a panelled bath with an electric shower over. Part wall tiling, central heating radiator and a window to the rear.

SECOND FLOOR

BEDROOM ONE

15' 1" x 14' 7" (4.6m x 4.44m) Window to the rear and a central heating radiator.

BEDROOM TWO

19' 5" x 11' 5" narrowing to 9' 1" (5.92m x 3.48m) Dormer window to the front elevation, walk-in storage cupboard and a central heating radiator.

BEDROOM THREE

15' 5" x 5' 6" (4.7m x 1.68m) Velux window and a central heating radiator.

BASEMENT & GARAGE

To the rear of the property is a single attached garage with 'up and over' door that leads to a basement store room approx. 14' square. The garage and basement room are currently rented separately as storage space.

FURTHER INFORMATION

The flat is currently rented at £550 per month and is council tax band A

The salon (both rooms) are currently rented at £600 per month (however, the tenant has given notice and it will be vacant at the time of completion).

The garage and basement room is currently rented at £135 per calendar month.

Total current income £1285 PCM.

Commercial EPC rating D - Certificate number 5947-1163-1788-2077-4671

FREEHOLD

If you require any further information please contact Whitney's on 01274 880019



DIRECTIONS:

PURCHASE DETAILS:



Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.



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