

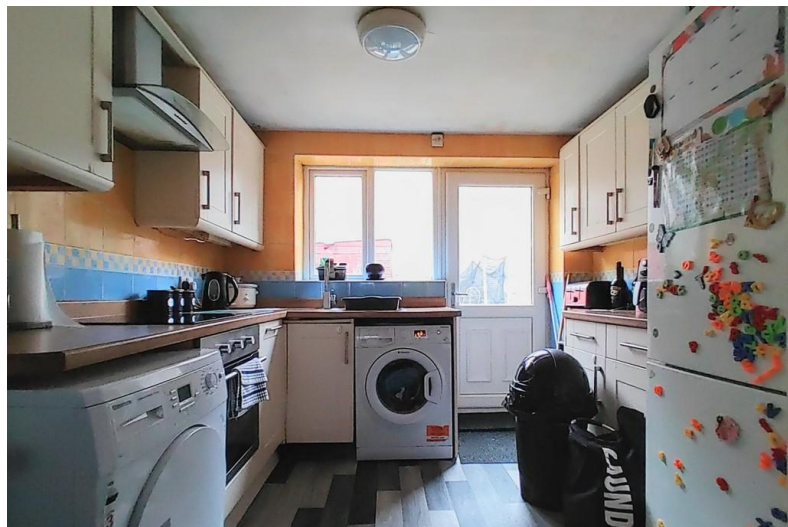


## 19 Green End

**£199,950**

EPC Rating '61'

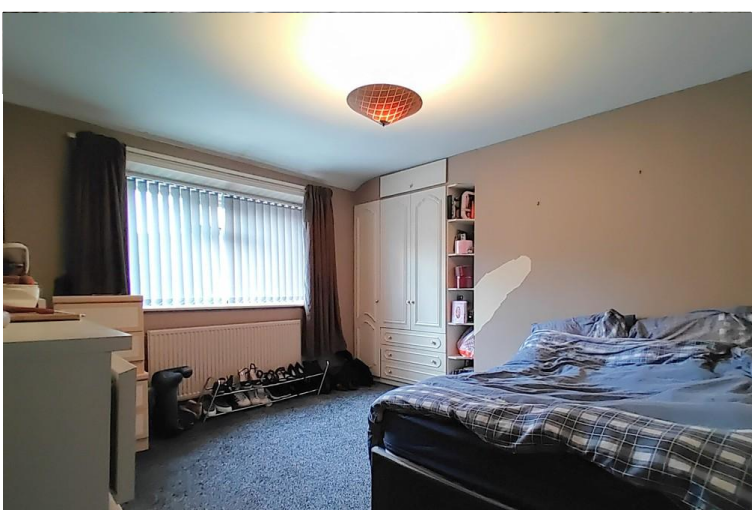
- RETAIL UNIT & ATTACHED COTTAGE
- FISH & CHIP SHOP
- THREE BEDROOM COTTAGE
- YARD TO REAR





## Property Description

**\*\* SUPERB VILLAGE FISH & CHIP SHOP & AJOINING THREE BEDROOM COTTAGE \*\* IMMACULATE FISH & CHIP TAKEAWAY PREMISES \*\* SPACIOUS TENANTED COTTAGE WITH REAR YARD \*\*** Whitney's are delighted to offer for sale this attractive proposition in Clayton, that would make an ideal investment property in a popular, bustling village. Very well presented fish and chip takeaway premises with quality fixtures and fittings throughout. Although the business is currently closed, it does have a longstanding history in the village and had been a popular, thriving fish and chip shop for over a hundred years, and run in very easy opening hours. Internally the premises have recently been upgraded to a good standard and a new owner could literally open up and operate from day one, as all the necessary equipment is included in the sale. The cottage next door has three bedrooms and the same sitting tenant for the last twelve years. The cottage sits next door to the shop and also runs above it, with a shared, endosed yard to the rear.





## 19 GREEN END

The tenanted cottage enjoys gas central heating and partial double glazing, and comprises as below:

### ENTRANCE HALL

Stairs lead off to the first floor and a door to the lounge.

### LOUNGE

16' 8" x 13' 3" (5.08m x 4.04m) Electric fire set in a marble surround, window to the front elevation and a central heating radiator. Being open-plan to the kitchen, separated by folding doors.

### KITCHEN

9' 4" x 7' 4" (2.84m x 2.24m) A fitted kitchen with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Plumbing for a washing machine, integrated electric hob and electric oven. Stainless steel sink & drainer, window and an exterior door leading to the rear yard.

### FIRST FLOOR

Landing area with store cupboard and access to the bedrooms & bathroom.

### BEDROOM ONE

11' 6" x 11' 2" (3.51m x 3.4m) Fitted wardrobes and drawers, walk-in store cupboard and a window to the front elevation. Central heating radiator.



### BEDROOM TWO

10' 6" x 9' 6" (3.2m x 2.9m) Window to the front elevation, fitted wardrobes and a central heating radiator.

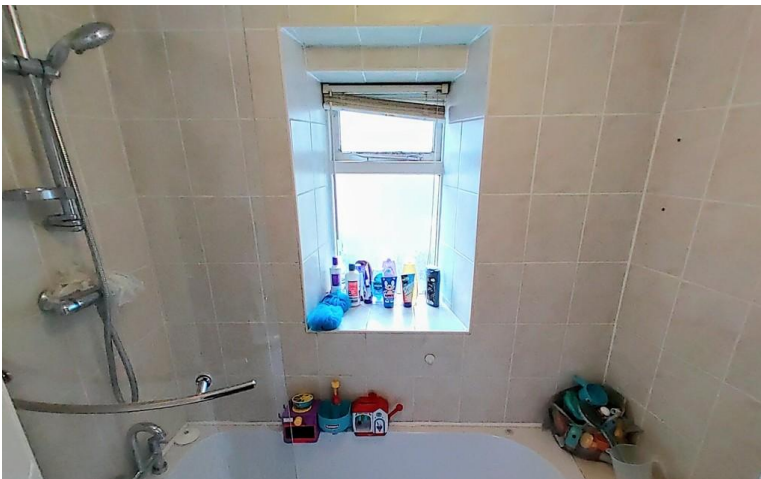
### BEDROOM THREE

10' 3" x 4' 9" (3.12m x 1.45m) Fitted cupboard, window to the rear and a central heating radiator.



### BATHROOM

10' 3" x 4' 9" (3.12m x 1.45m) A fully tiled bathroom comprising of a 'P' shaped bath with glass screen and a thermostatic shower, pedestal washbasin and WC. Central heating radiator and a window to the rear elevation.



### EXTERNAL

Small yard to the front with stone outhouses and access to a good-sized paved yard to the rear.

### GREENEND FISHERIES

### ROOM ONE

14' 2" x 12' 5" (4.32m x 3.78m) Double entrance door, waiting area with tiled floor, counter, bain-marie and a Hopkins frying range.

### ROOM TWO

10' 8" x 7' 2" (3.25m x 2.18m) Tiled floor, chest



freezer, fridge freezer, oven/food warmer, door to a WC and an opening to the back room.

#### WC

WC with washbasin and hand dryer. A further door leads to a small keeping cellar.

#### ROOM THREE

10' 6" x 7' 5" (3.2m x 2.26m) Tiled floor with drain, window and exterior door to the rear elevation and a central heating radiator. Stainless steel sink and drainer, and a handwash sink. Fully tiled walls, under-counter fish fridge, potato chipper and peeler. Fire extinguishers and a recently installer central heating boiler.



#### EXTERNAL

Enclosed, paved yard to the the rear, currently shared with the adjoining cottage.

ALL ENQUIRIES 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements