



[www.whitneys.co.uk](http://www.whitneys.co.uk)

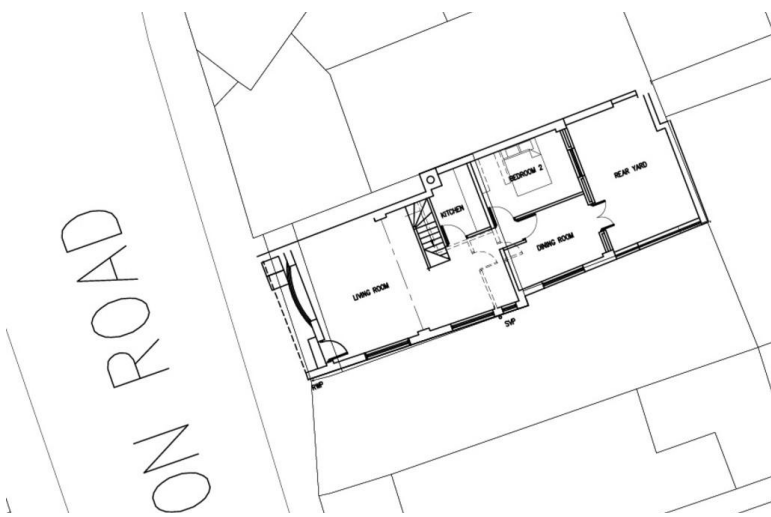
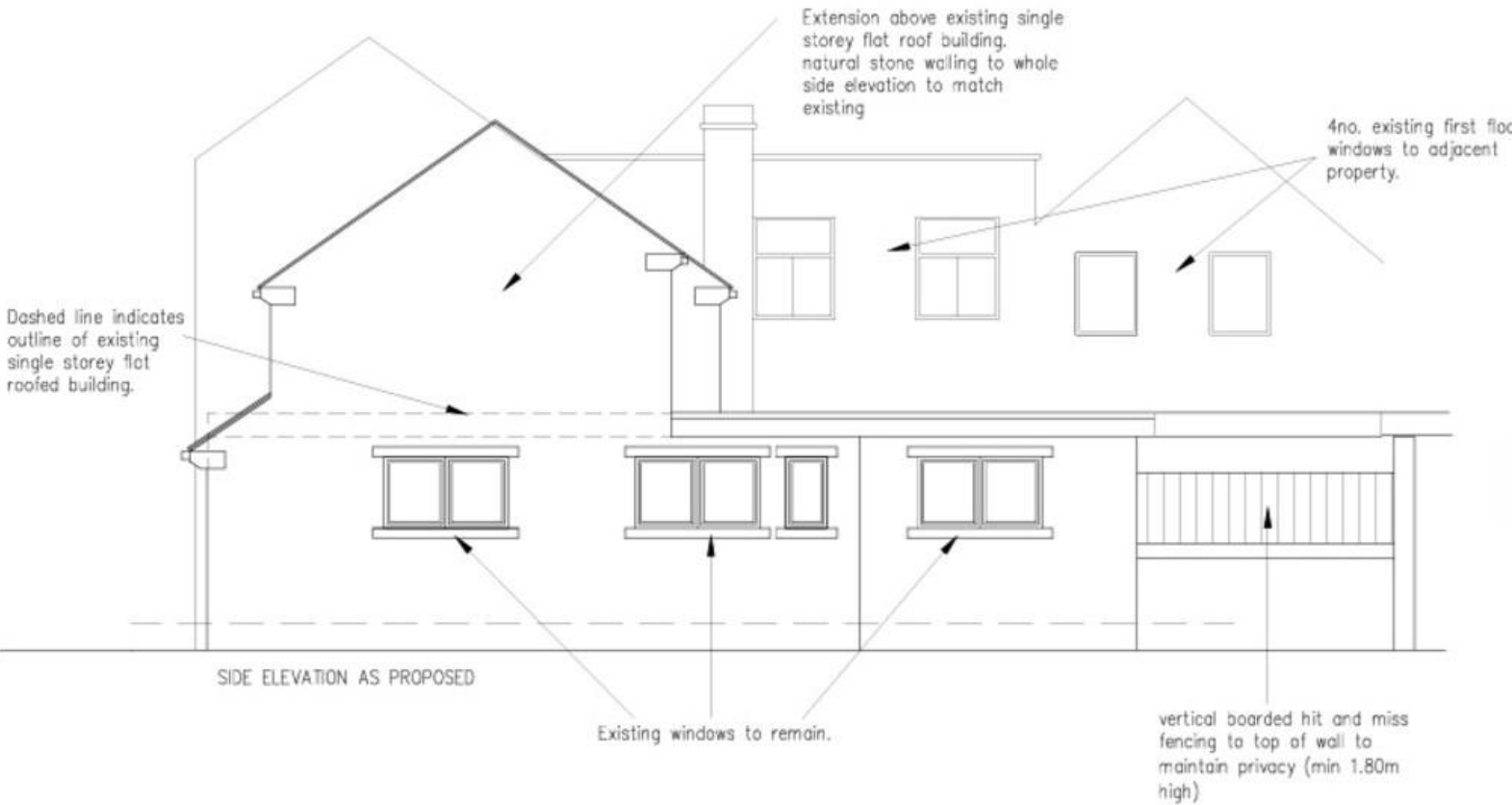
**55 Station Road**

- RETAIL UNIT
- VILLAGE LOCATION
- GREAT POTENTIAL
- PLANNING PERMISSION

**£110,000**

**EPC Rating 'E'**



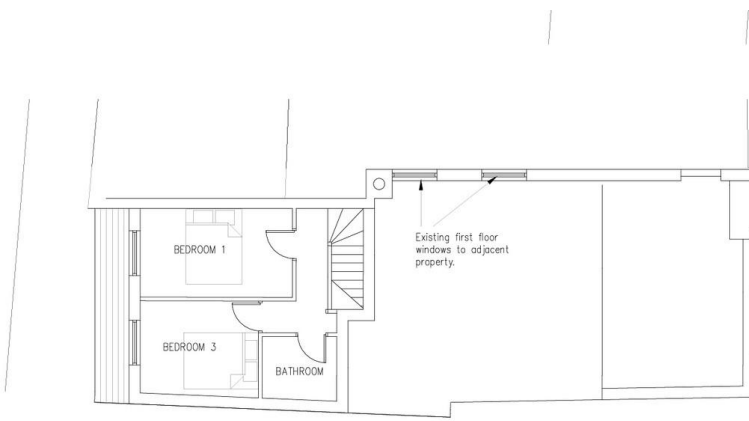


## Property Description

**\*\* COMMERCIAL PREMISES IN CLAYTON VILLAGE \*\*  
 PLANNING APPROVED FOR A THREE BEDROOM HOUSE \*\* SUPERB OPPORTUNITY \*\*** Whitney's are pleased to offer for sale this vacant retail premises in Clayton village, Bradford. Previously a bathroom and kitchen showroom and now offering potential for conversion to a three bedroom property. The plans are approved for the addition of a second floor, to create a lounge, kitchen, dining room and a ground floor bedroom to the ground floor and two bedrooms and a bathroom to the second floor, with a small garden to the rear. Located in the heart of Clayton village with local amenities including schools, a park, shops, library, pubs etc, all within walking distance.

**ROOM ONE**  
 22' 9" narrowing to 13' 7" x 16' 3" (6.93m x 4.95m)  
 Main entrance door, bay window to the front elevation, two windows to the side elevation.

**ROOM TWO**  
 12' 3" x 9' 5" (3.73m x 2.87m) With borrowed light from Room One.



FIRST FLOOR PLAN AS PROPOSED

#### LOBBY

Inner hall area with fitted cupboards and access to the WC.

#### WC

Window to the side elevation and a WC with integrated washbasin.

#### ROOM THREE

25' 7" x 19' 8" (7.8m x 5.99m) A vast open space with two windows to the side elevation.

#### PLANNING

Planning ref: 22/00627/FUL

Full details can be viewed on the Bradford Council Planning portal using the above reference.

#### 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.

%epcGraph\_c\_1\_200%

11 Green End  
Clayton  
Bradford  
West Yorkshire  
BD14 6BA

[www.whitneys.co.uk](http://www.whitneys.co.uk)  
[sales@whitneys.uk.com](mailto:sales@whitneys.uk.com)  
01274880019

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