



# BARKERS

OPENING DOORS FOR YOU



**Bradford Road**

Gomersal, Cleckheaton, BD19 4BE

**Starting Bid £180,000**



# Property Description

FOR SALE BY MODERN METHOD OF AUCTION - Fees & Terms Apply  
 Detached Coach House with work shop areas to the ground floor and a two bedroomed apartment to the first floor with separate access. Planning permission has been granted to allow access from Bradford Road down to the building - 2024/62/90368/E.

## GROUND FLOOR

### WORKSHOP 1

14' 7" x 13' 1" (4.44m x 3.99m) Double doors lead into this useful work shop space.

### WORKSHOP 2

20' 8" max x 14' 7" (6.3m x 4.44m) A separate access door leads into the second work shop space which has access to an office.

### OFFICE

7' 7" x 5' 11" (2.31m x 1.8m)

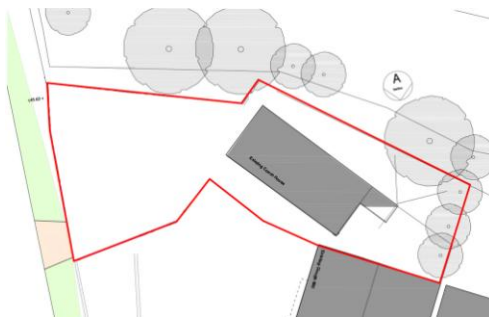
## FIRST FLOOR

### ENTRANCE HALL

An external door leads into the entrance hall which gives access to the lounge, bathroom and bedroom two.

### LOUNGE

14' 7" x 9' 10" (4.44m x 3m) Featuring beams to the ceiling.



Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.  
 No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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## KITCHEN

14' 7" x 5' 11" (4.44m x 1.8m) Fitted with a range of wall and base units with complementary work surfaces and an inset sink.

## BEDROOM ONE

14' 7" x 13' 1" (4.44m x 3.99m) Double room.

## BEDROOM TWO

6' 7" x 6' 7" (2.01m x 2.01m)

## BATHROOM

## EXTERIOR

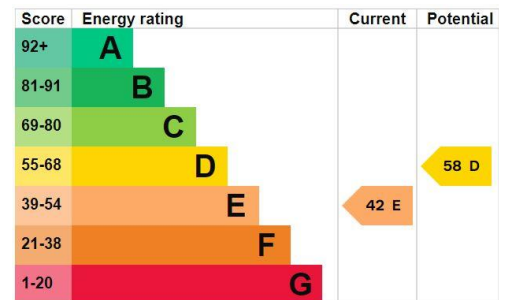
Planning permission has been granted to allow a dropped curb giving access from Bradford Road down to the building - 2024/62/90368/E.

## AUCTION INFORMATION

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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