



Station Road, Batley, West Yorkshire

£275,000

An exciting & rare development opportunity. This substantial, attractive Grade II listed building has the benefit of [previously granted] PLANNING PERMISSION & BUILDING REGULATION APPROVAL, along with DETAILED PLANS, for conversion into 9 x spacious self contained 2 bedroom apartments. Sold with NO ONWARDS CHAIN & VACANT POSSESSION.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES - YORKSHIRE'S FINEST HOMES



GROUND FLOOR

Impressive front entrance door into a large reception lobby. There are two side reception rooms and a large open plan main room space. Staircase to the first floor, side windows and access to the lower ground floor.

LOWER GROUND FLOOR

A large open plan space with double doors to the rear where there is a right of way access to the building.



FIRST FLOOR

An impressive open plan space with plentiful natural daylight provided by large front and side windows. Staircase to the second floor.

SECOND FLOOR

An impressive open plan space with plentiful natural daylight provided by large front and side windows.



OUTSIDE

This double fronted property has a low maintenance front yard area and path to the main entrance. There is a right of way to both the side and rear of the property allowing scope for a garden/yard area within the development. The property, and proposed development, offer some elevated rear views over the local area.

Tenure: Freehold.
Council Tax Band: .

PROPERTY TO SELL or RENT?

Dales & Shires - Yorkshire Estate Agents - We sell and rent successfully for clients throughout North Yorkshire & West Yorkshire. Our agency fees are very competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell or rent your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties across Yorkshire.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

Office: 18 Raglan St, Harrogate, HG1 1LE
Tel: 01423 20 60 60
E-Mail: sales@dalesandshires.com
Website: www.dalesandshires.com

