

Ground Floor and Site Development Plan



GUIDE PRICE:

£140,000

- Development Opportunity
- Planning Permission Granted
- Attractive Four Bedroom Accommodation
- Well Established Residential Area
- Close to Local Amenities

29 Highfield Avenue, Idle, Bradford, BD10 8QZ

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Location

The subject development is situated at the end of a cul-de-sac known as Highfield Avenue which forms a tree lined avenue of semi-detached housing most likely constructed in the 1930s. In turn, Highfield Avenue takes its main access from Highfield Road which runs from the centre of Idle towards Five Lane Ends Roundabout.

Idle is a popular village located 4 miles to the north of Bradford city centre with many local shops and retailers together with a number of large supermarkets. The area is well placed for daily travel to Bradford and Leeds with railway stations at both Shipley and Apperley Bridge together with Leeds Bradford International Airport located approximately 5 miles away.

Description

The subject lot lies between nos 29 and 32 Highfield Avenue with the site cleared of vegetation excluding retainable trees and a close boarded fence being erected to define the boundaries of the proposed site.

The site was granted planning permission for the construction of a detached four bedroom property. It is indicated that the property will be developed from local coursed stone surmounted by a natural slate hipped roof with single storey garage to the side elevation. Internally, at ground floor level, plans show a main entrance into a hallway from which the dining room, reception and open plan kitchen can be accessed from together with a utility located from the kitchen and an additional access to the rear of the garage. At first floor are four well sized bedrooms and house bathroom with the master bedroom also benefiting from an ensuite facility.

The plans indicate, externally, a large garden space benefitting from multiple opportunities for additional terracing together with large car parking facility with the property set within a well-established canopy of trees.

Planning

Additional information can be obtained via Bradford Council's planning portal under reference 16/01837/FUL where the grant of planning permission has been disclosed together with a number of conditions and reasons.

Terms

The development is available to purchase for a figure of £140,000.

Access/Viewing Arrangements

Access to the site is available at any time, however it is requested you make the agent aware of the time of your inspection.

Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 01943 885411
Ref: Matthew Brear



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