



We'll help you find the right property
Call in and talk to us!

Development Opportunity/Shop & Premises
Guide Price £165,000

11a Eastgate, Leeds LS16 9AR

- | STONE BUILT SHOP AND PREMISES
- | FOUR FIRST FLOOR ROOMS & WC
- | SEPARATE ACCESS TO FIRST FLOOR IF REQUIRED
- | GROUND FLOOR SHOP OF GOOD SIZE
- | SEPARATE WC
- | IDEAL FOR CONVERSION TO RESIDENTIAL



Property Description

Located within the centre of the picturesque village of Bramhope and providing a development opportunity with potential for conversion to residential (subject to necessary consents) this shop and premises on a street of predominantly stone built cottages, may also suit a business owner looking for commercial premises. The property, which would respond well to improvement, has a shop area of very good size to the ground floor as well as a storeroom and WC, and to the first floor there is a landing of good size, four rooms and a further WC. Although the property has no garden, there are nearby recreational facilities and The Fox Public House is only a short walk away. Impossible to assess from the outside, a full viewing appointment is highly recommended to be able to fully appreciate the potential!

THE SHOP AND PREMISES BRIEFLY COMPRISES (ALL ROOM SIZES ARE APPROXIMATE):-

SHOP

Via entrance door within an open, shared porch. Excellent natural light is provided by two picture panel windows to the front elevation. Recess beneath the staircase to the first floor and there is a doorway leading to...

STOREROOM

Providing useful storage space and there is a further door leading to...

SEPARATE WC

Fitted WC and sink with drainer.

LOBBY

Via steps from the shop and with the benefit of a further front entrance door which could be used to keep the first floor self contained if necessary and therefore adding to the flexibility of the property.

Staircase from the 2nd Entrance Lobby leading to the first floor landing of good size.

ROOM 1

Incorporating the bulkhead of the staircase and there is a window to the front elevation.

ROOM 2

Window to the front and door leading to...

ROOM 3

A through room with windows front and rear. Door leading to...

ROOM 4

Window to the front and door leading to...

SEPARATE WC

Fitted with a WC and sink with drainer. Window to the rear.





Energy Performance Rating

F

Local Authority

Leeds City Council

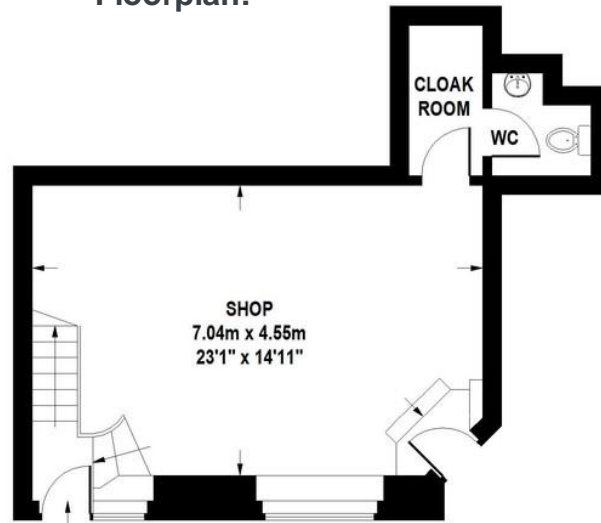
Please Note

The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

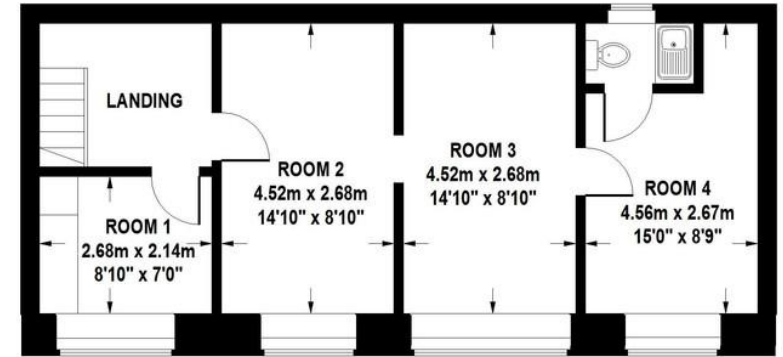
Viewing Arrangements

Strictly by appointment through the sole selling agent Walker Smale's Bramhope office, telephone 0113 2843048

Floorplan:



GROUND FLOOR



FIRST FLOOR

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 143 This is how energy efficient the building is.

11 EASTGATE

This plan is for reference only and is in accordance with PMA guidelines.
It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 374423)

We'll help you find the right property

Call 0113 284 3048

www.walker-smale.co.uk

Estate Agents for Wharfedale & North West Leeds

walkersmale

S Walker & M Smale T/A Walker Smale, for themselves and for the vendor(s) of the property or properties, whose agents they are, give notice that: (i) these particulars do not form nor constitute any part of an offer or contract for sale; (ii) intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars; (iii) none of the statements, photographs or floorplans in these particulars are to be relied on as, or constitute representations or statements of fact; (iv) Walker Smale do not, except in so far as any claim results from their negligence or that their staff and the vendor(s) do(es) not accept an responsibility for any statements in these particulars; (v) the vendor(s) do(es) not make or give, and neither Walker Smale, nor their staff, has any authority to make or give, any representation or warranty whatsoever, whether verbally or otherwise, in relation to the above property.