

## Wagon House Farm Shetcliffe Lane Bradford

**Starting Bid: £200,000**

A rare opportunity to purchase this small holding which includes a three bedroom detached bungalow, outbuildings, stable block, workshop and paddock. It has planning permission granted to erect a detached four bed property and in addition further outline planning is in place to convert one of the outbuildings into a two/three bed dwelling. Offers huge potential for a variety of uses including equestrian, business and has great development potential. Situated in this semi rural location with views across farmland yet within easy access to good transport links, amenities and schools. The property benefits from LPG gas and solid wood fuel heating. The spacious accommodation comprises: Entrance hall, 15ft dining room, 16ft dining kitchen, sitting room, 17ft lounge, three bedrooms and bathroom. Gravelled yard provides private parking for several vehicles and mature gardens with decked area and paved patios. The paddock is adjacent to the gardens. Planning Permission: All relevant documents relating to the planning permission for both the erection of the new four bedroom detached dwelling and for the conversion of the existing stable building are available upon request. Alternatively all relevant planning information can be found via City of Bradford Planning department under ref: 10/02008/REM Stable block: Outline planning permission is in place for the existing stable building to be converted to 2/3 bedroom dwelling home. Copies of plans and planning permission are available upon request. Alternatively all relevant planning information can be found via City of Bradford Planning department under ref: 10/02008/REM

### Auctioneer's Comments

This property is for sale by the modern method of auction also known as a "conditional auction". This process is similar to a normal property purchase but on acceptance of an offer the purchaser will pay a non refundable reservation fee to secure the property. The buyer then has 28 days to exchange contracts and a further 28 days to complete the purchase. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to the modern method of auction, which is operated by Barkers in partnership with The West Yorkshire Property Auction. Please see the auction section on our website or visit [www.barkersestateagents.com](http://www.barkersestateagents.com)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



### Dining Room

**15' 01" x 10' 04" (4.57m x 3.05m)**

has fire place with wood burning stove. Tiled floor.

### Dining Kitchen

**16' 00" x 10' 02" (4.88m x 3.05m)**

has wall and base units with complimentary work surfaces. One and a half bowl stainless steel sink unit. Gas cooker. Recessed spotlights and tiled splash backs.

### Sitting Room

**15' 04" x 12' 01" (4.57m x 3.66m)**

is currently used as a utility room/office. It was originally the garage and could easily be converted back.

### Lounge

**17' 07" x 16' 06" (5.18m x 4.88m)**

has a feature vaulted beamed ceiling. Fire plate with open fire. Wood stripped floor and wall lights. Double French doors lead to the garden.

### Bedroom 1

**11' 00" x 6' 11" (3.35m x 1.83m)**

Laminate floor.

### Bedroom 2

**7' 11" x 6' 11" (2.13m x 1.83m)**

Laminate floor.

### Bedroom 3

**13' 10" x 10' 08" (3.96m x 3.05m)**

fitted wardrobes and laminate floor and views across farmland.

### Bathroom

The luxury bathroom has a four piece suite comprising Jacuzzi bath with shower over, wash hand basin inset to vanity unit, low flush W.C. 'Travertine' wall and floor tiles

### Exterior

Yard provides parking area for several vehicles. The gardens have decked area and paved patios and mature borders, trees and shrubs.

### Paddock

The paddock is adjacent to the gardens and backs onto farmland

### Workshop

The workshop measures 9m x 5.5m and has power and an there is office/tack room.

### Stable block

**18m x 7.5m**

has five boxes and a separate yard adjacent.



