Starkeys
Chartered Surveyors

# GRADE II LISTED FORMER RETAIL PREMISES WITH 3 BEDROOM LIVING ACCOMMODATION
# 21 GREEN END
# CLAYTON
# BRADFORD

- Sales Area 20.58m² (222 sq. ft.) plus 3 bedroom living accommodation
- Village location close to Clayton roundabout
- Driveway, gardens and garage/workshop to the rear
- Suitable for a variety of uses subject to necessary consents

**FOR SALE – OFFERS IN THE REGION OF £250,000**

**Starkeys Chartered Surveyors,** 17 Victoria Mews, Mill Field Road, Cottingley Business Park, Cottingley, Bingley BD16 1PY.
T: 01274 307910 e: info@starkeys.co.uk

T: 01274 307910
for a full list of properties go to **www.starkeys.co.uk**

Property Acquisitions, Sale & Letting, Property Management, Rent Reviews, Lease Renewal, Investment, Valuation, Dilapidations, Rating, Healthcare.

RICS Regulated by RICS

**GRADE II LISTED FORMER RETAIL PREMSIES WITH 3 BEDROOM LIVING ACCOMMODATION**
**21 GREEN END**
**CLAYTON**
**BRADFORD**

## 1. LOCATION:

The premises are situated in the heart of Clayton village, close to the roundabout intersection of Green End, Bradford Road, The Avenue and Town End Road. The surrounding area provides a mix of commercial and residential uses, with a public house and B&M in close proximity.

## 2. GENERAL DESCRIPTION:

The premises comprise a substantial and deceptive Grade II listed cottage, formerly providing a bakery and sales area to the ground floor, with 3 bedroom living accommodation. Externally, the property benefits from driveway parking to the rear accessed via Granville Street, along with a detached former stable block which has more recently been used as a garage/workshop. There is also a large enclosed garden to the rear.

Internally, the property comprises a ground floor former sales area with independent access from Green End, along with an internal access from the hallway. A separate access from Green End leads to the hallway, kitchen, utility/secondary kitchen, lounge and WC. To the first floor are three bedrooms and a bathroom.

The property would now benefit from some updating works, and may suit reconfiguration to create a self-contained commercial unit with separate living accommodation (subject to any necessary consents).

## 3. ACCOMMODATION:

GROUND FLOOR

| | |
|---|---|
| Former Sales Area | 20.58m$^2$ (222 sq. ft.) |
| Kitchen/Bakehouse | 20.1m$^2$ (216 sq. ft.) |
| WC | |
| Kitchen/Utility | 8.14m$^2$ (88 sq. ft.) |
| Living Room | 17.37m$^2$ (187 sq. ft.) |

| | |
|---|---|
| **TOTAL NET INTERNAL GROUND FLOOR AREA** | **66.19M$^2$ (713 SQ. FT.)** |

FIRST FLOOR

| | |
|---|---|
| Bedroom | 26.21m$^2$ (282 sq. ft.) |
| Bedroom | 19.44m$^2$ (209 sq. ft.) |
| Bedroom | 14.83m$^2$ (160 sq. ft.) |
| Bathroom | |
| **TOTAL NET INTERNAL GROUND FLOOR AREA** | **60.48M$^2$ (651 SQ. FT.)** |

## 4. RATING/COUNCIL TAX:

The rating authority is the City of Bradford Metropolitan District Council. We have inspected the Valuation Office website and there are no current rating assessments for the property. A search of the tax service website indicates the property is in Council Tax Band A. Interested parties must make their own enquiries to verify the information provided.

## 5. SERVICES:

We understand the premises benefit from all mains services and are heated by gas fired central heating. No tests have been carried out on any of the services and we are unable to comment upon their condition or capacity.

## 6. TENURE:

Freehold.

## 7. TERMS:

The freehold interest is offered for sale at offers in the region of £250,000.

## 8. EPC:

The property has an Energy Rating of D (67).

## 9. VIEWING AND FURTHER INFORMATION:

By appointment through the sole agents:-

**STARKEYS**
**17 VICTORIA MEWS**
**MILL FIELD ROAD**

**COTTINGLEY BUSINESS PARK**
**COTTINGLEY, BINGLEY**
**BD16 1PY**

**TEL:- 01274 307910**
**ASHLEY BOWLES MRICS**

**3 December 2025**

**MISREPRESENTATION ACT 1967**
Messrs Starkeys for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:-

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract.

2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Starkeys has any authority to make or give any representation or warranty whatever in relation to this property.

**FINANCE ACT 1989**
Unless otherwise stated all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.