MARTIN&CO

Shaftsbury Avenue, Allerton, BD9

For Sale by Informal Tender: Guide Price £400,000
Freehold

- 5 RECEPTION ROOMS / 5 BEDROOMS, MASTER WITH DRESSING ROOM & ENSUITE
- STONE BUILT DETACHED RESIDENCE SET IN A SUBSTANTIAL PLOT OF LAND
- POSSIBILITY OF DEVELOPMENT, SUBJECT TO PLANNING APPROVAL/REGS/RESTRICTIONS
- FURTHER DETAILS / TENDER FORMS / VIEWING DETAILS ON REQUEST

Property Description

For sale by informal tender, Guide Price, £400,000 freehold. Viewing dates / Closing date for applications: TBA. A rare opportunity to purchase a substantial property of character situated within it's own grounds. The property briefly comprises: Five reception rooms, kitchen, utility, 2 downstairs cloakrooms/w.c., five bedrooms (master bedroom with dressing room and en-suite) house bathroom, fully boarded loft with drop down ladder access. Substantial gounds/gardens and having an attached garage, a further separate garage and large greenhouse. The property requires full refurbishment. Call us now on 01274 589132, do not miss this fabulous opportunity! (Martin & Co acting as joint agent with John Shaw FRICS)

PLEASE NOTE: The aerial photograph of the property/some photographs are not current and understood to have been taken some years ago, but have been included to give interested parties a better idea of the extent and style of the property - which is now in a state of disrepair and the grounds overgrown.

VIEWINGS: The site can only be accessed and viewed strictly by accompanied appointment, arranged in advance. The property is protected by an alarm and security visits. All viewers/visitors must take specific note of the following disclaimer. It is an express condition that Martin & Co/John Shaw FRICS shall not be held liable and take no responsibility for any injury sustained when visitors enter this property and grounds and everyone does so entirely at their own risk. Suitable sturdy footwear and clothing is required as the grounds are very overgrown and potentially dangerous.
N.B. No one under the age of 18 will be allowed on site.

ENTRANCE HALL

DRAWING ROOM
20' 8" x 12' 5" (6.3m x 3.8m)

LIVING ROOM
17' 4" x 14' 9" (5.3m x 4.5m)

OFFICE/SNUG
11' 5" x 9' 2" (3.5m x 2.8m)

WC/CLOAKROOM

LARDER

FAMILY ROOM
14' 9" x 13' 1" (4.5m x 4.0m)

KITCHEN
12' 1" x 7' 6" (3.7m x 2.3m)

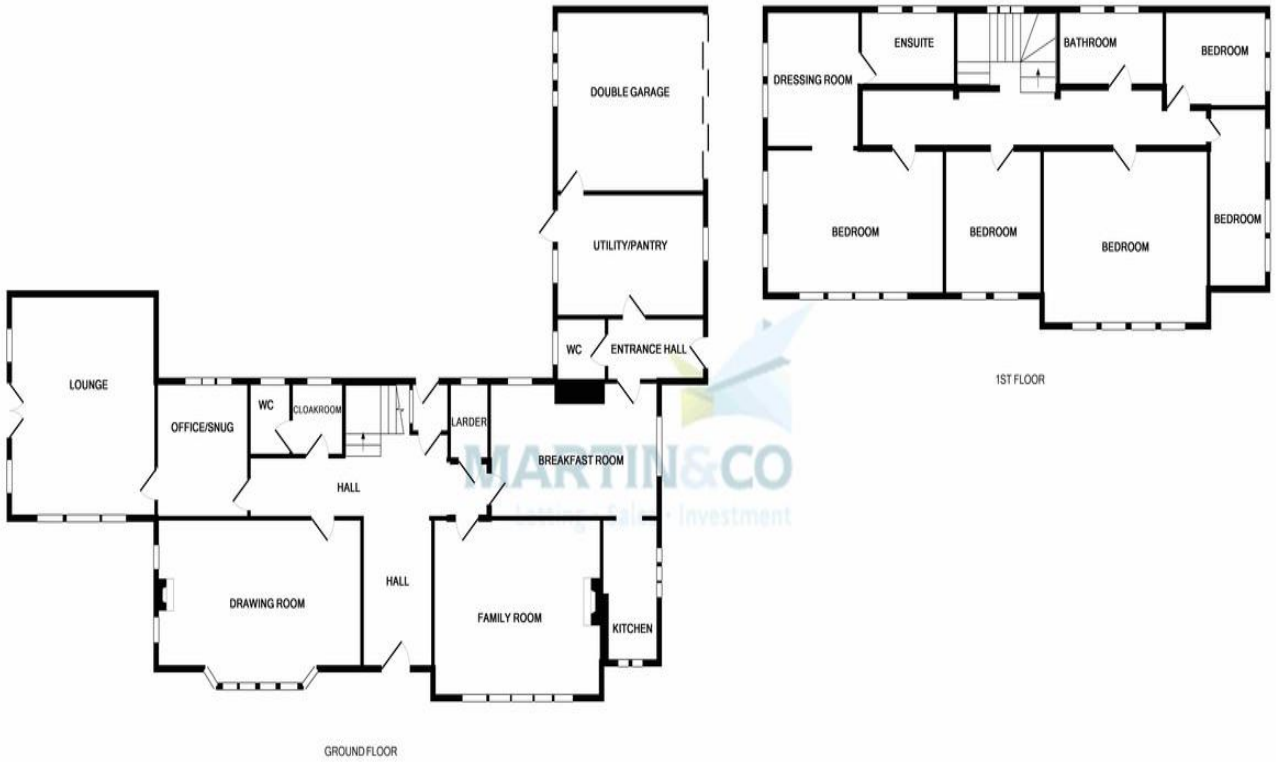
BREAKFAST ROOM
17' 4" x 11' 5" (5.3m x 3.5m)

UTILITY/PANTRY
17' 8" x 8' 6" (5.4m x 2.6m)
W.C.

INTEGRAL GARAGE
17' 8" x 15' 8" (5.4m x 4.8m)

MASTER BEDROOM
17' 4" x 13' 1" (5.3m x 4.0m)

DRESSING ROOM
11' 5" x 9' 2" (3.5m x 2.8m)



ENSUITE
9' 2" x 7' 10" (2.8m x 2.4m)

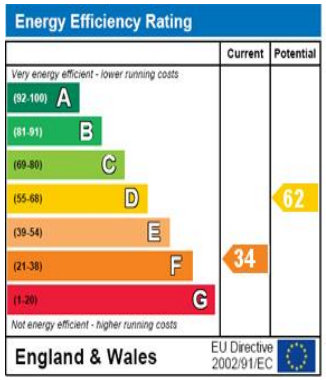
BEDROOM 2
12' 1" x 10' 2" (3.7m x 3.1m)

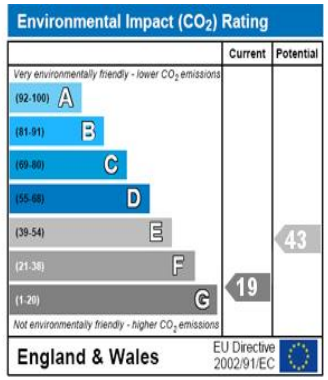
BEDROOM 3
14' 9" x 13' 1" (4.5m x 4.0m)

BEDROOM 4
16' 4" x 7' 6" (5.0m x 2.3m)

BEDROOM 5
11' 9" x 7' 6" (3.6m x 2.3m)

HOUSE BATHROOM





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Please Note: The appliances/heating/services have not been tested, nor any equipment in the property. Accordingly, we strongly advise prospective buyers commission their own survey or service report before finalising their purchase.