



## 27 Town Lane, Idle, Bradford, BD10 8NT

- FOR SALE BY AUCTION – T & C'S APPLY
- THE MODERN METHOD OF AUCTION

- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- RESERVATION FEE APPLICABLE

**Auction Guide £350,000**



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## DESCRIPTION

For sale by Modern Method of Auction Starting Bid Price £395,000, plus Reservation Fee

Hunters Estate Agents are pleased to offer to the market this substantial stone built detached office building. Crow Trees is a Grade II listed building is situated on a substantial plot offering garden areas along with a good size rear car park.

Conveniently located just a short walk from Idle village, which provides amenities for day-to-day needs. Transport links are also in abundance, with Apperley Bridge Train Station located approximately one mile away. This station offers access to Leeds City Centre and the wider rail network, enhancing the property's accessibility and potential for commuters.

The property may be suitable for a variety of uses including conversion back to a residential dwelling subject to any necessary permissions.

This Property is for sale by "West Yorkshire Property Auction powered by iam-sold Ltd.







Floor 0



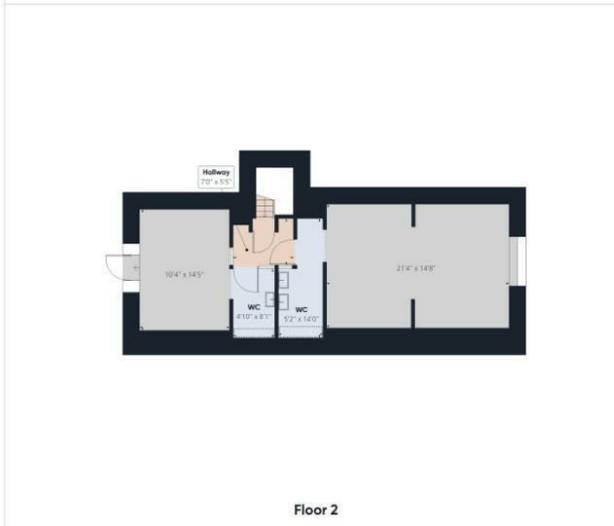
Floor 1

Approximate total area<sup>(1)</sup>

3840.75 ft<sup>2</sup>

Reduced headroom

19.65 ft<sup>2</sup>



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

### Viewings

Please contact [shipley@hunters.com](mailto:shipley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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