



**Abbeyfield House  
23/24 North Park Road, Manningham  
Bradford, BD9 4NU**



**FOR SALE**

**Attractive and Substantial Large Detached Premises Previously Accommodating  
16 Residents Located in a Quiet Position Overlooking Lister Park  
The Property Incorporates 13 Units with En-suite Toilet & Wash Basin, 3 None En-Suite  
Rooms, a Self-Contained Managers Flat and Relief Manager Accommodation**

**PRICE – Offers in the Region of £650,000 - Subject to Contract**

# Abbeyfield House, 23/24 North Park Road, Manningham, Bradford, BD9 4NU

## LOCATION

The property is situated in the popular residential area of North Park Road, overlooking Lister Park, and close to the junction of North Park Road with Emm Lane, to the north of Bradford City Centre. The surrounding area is predominantly residential in nature and includes a number of large semi-detached and detached houses, similarly looking out across the park. Nearby is the University of Bradford Business Centre at Frizinghall and Bradford Grammar School is only several hundred yards to the east at the other side of Lister Park. There are a number of commercial properties on the nearby A650 including Sainsburys Convenience Store, Subway, Greggs etc.

## DESCRIPTION

The property comprises a substantial and attractive large former multi-occupied Abbeyfield Home, being two storey, with basement and second floor additional dormer accommodation, of stone construction having been extended in 1996. The property has been upgraded to take into account "the close care" nature of its occupancy and as a result it benefits from stair lift, a short rise lift, disabled access ramps, comprehensive fire alarms, central heating and individual sinks within each room together with disabled bathroom facilities.

## ACCOMMODATION

The premises provide the following accommodation:-

### Lower Ground Floor

- Office/meeting room

### Ground Floor

- 7 bed sitting rooms with en-suite toilet and wash basin
- 1 bathroom with toilet
- Communal laundry room
- Communal lounge
- Communal dining room
- Large kitchen

### First Floor

- 6 bed sitting rooms with en-suite toilet and wash basin
- 3 bed sitting rooms with no en-suite facilities but adjacent to house bathroom and toilet

### Second Floor

- Self-contained house managers flat, comprising lounge, kitchen, bedroom and bathroom
- Relief house managers accommodation comprising bed sit with en-suite facilities

### External

- Driveway and car parking area
- Gardens to the front and lawn/sitting out areas to the rear of the property

## RATING ASSESSMENT

The property is currently assessed for Council Tax purposes as follows:-

Council Tax Band: F  
Council Tax Payable 2016/2017: £2,027.62

## PRICE

Offers in the region on £650,000 are sought for the freehold interest – subject to contract with vacant possession (Plus VAT – if appropriate)

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is:-

D - 86

## VIEWING

Strictly by prior appointment with the sole selling agents:-

**Mark Brearley & Company – Tel: 01274 595999**

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**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

(January 2017 – Amended June 2017 – 1707A / MAJB)



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