

Halifax Road, Staincliffe, Batley, WF17 7BE

Offers Over £250,000

Council Tax Band: A



Open House Estate Agents are proud to bring this former Public House situated on a busy main road in Batley to the Auction Market.

The property is over 3 floors with separate access to the lower and first floor via the rear stairs, with space to the rear for either a private garden of parking.

This Property would be perfect for an investor as it is ripe for a good sized HMO conversion to achieve a good return on investment and yield, or to develop and keep as a Commercial premises downstairs with a Residential Element on the top floor.

Contact us now for more information and to arrange your viewing - Our lines are open 24 hours a day, 7 days a week to take your call !!

Freehold. Title number WYK605008
Leasehold of 10 years from 12th December 2022. Title number YY176349

Council Tax Band A
EPC Rating C

Buyers fee of £5k payable to secure.



Open House Huddersfield



Total area: approx. 331.6 sq. metres (3568.9 sq. feet)
52 Halifax Road, Batley



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