

Bradford

116 Mandale Road, West Yorkshire BD6 3JU

Tenure
Freehold.

Location
The property is situated on the west side of Mandale Road, close to its junction with Cooper Lane. Cooper Lane leads into Great Horton Road (A467) which in turn leads on to the A6177 and provides access to the M606 Motorway. Shops are available along Cooper Lane, with a more extensive range of facilities being accessible in Bradford city centre. Rail services run from Bradford Inter-Change Station approximately 3.8 miles to the north-east. The open spaces of Wisbey Park are nearby.

Description
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens and a gas-fired central heating system (not tested).

A Freehold Semi-Detached House Subject to an Assured Tenancy

Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:
Two Bedroom Accommodation

Tenancy
The property is subject to an Assured Tenancy commencing 3rd March 2014 at a current rent of £6,500 per annum.

**Current Rent
Reserved
£6,500 per
annum**



Seller's Solicitor
Messrs Sandersons Solicitors (Ref: GD).
Tel: 01482 324662.
Email: gdavis@sandersonssolicitors.co.uk

**INVESTMENT –
Freehold House**

Ripley

Land Adjoining Grafton Cottage, Polesden Lane, Surrey, GU23 6DX

Tenure
Freehold.

Location
The property is located on the west side of Polesden Lane, to the south of its junction with Newark Lane. Newark Lane leads to the A3 to the east, which in turn provides access to the M25 Motorway (Junction 10). Local shops are available in Ripley to the east, with a more extensive range of shops and other facilities being available in Woking to the north-west and Guildford to the south-west. Rail services run from Woking Station approximately 4.5 miles to the north-west. The open spaces of Ripley Green are nearby.

A Freehold site extending to approximately 0.078 Hectares (0.193 Acres). Possible Potential for Residential Development subject to obtaining all necessary consents

Description
The property comprises a roughly rectangular, broadly level site extending to approximately 0.078 hectares (0.193 acres). The property may afford potential for residential development, subject to obtaining all necessary consents.

Accommodation
Site Area extending to approximately 0.078 hectares (0.193 acres)

Planning
Local Planning Authority: Guildford Borough Council.
Tel: 01483 505050.
The site may afford potential for residential development subject to obtaining the necessary consents.

Seller's Solicitor
Cain Associates (Ref: W.Cain).
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**Vacant
Possession**



VACANT – Freehold Site