

FORMER CARE HOME RARE OPPORTUNITY

Approx. 9,700SQ FT
(901.2 SQ M)

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- Rare opportunity
- 0.54 acres (0.217 ha)
- Substantial building
- Bramhope Location
- Car Parking
- Suitable for a number of uses STP



FOR SALE

Ashcroft House, 18 Leeds Road
Bramhope, Leeds
LS16 9BQ

£1,000,000
Guide Price



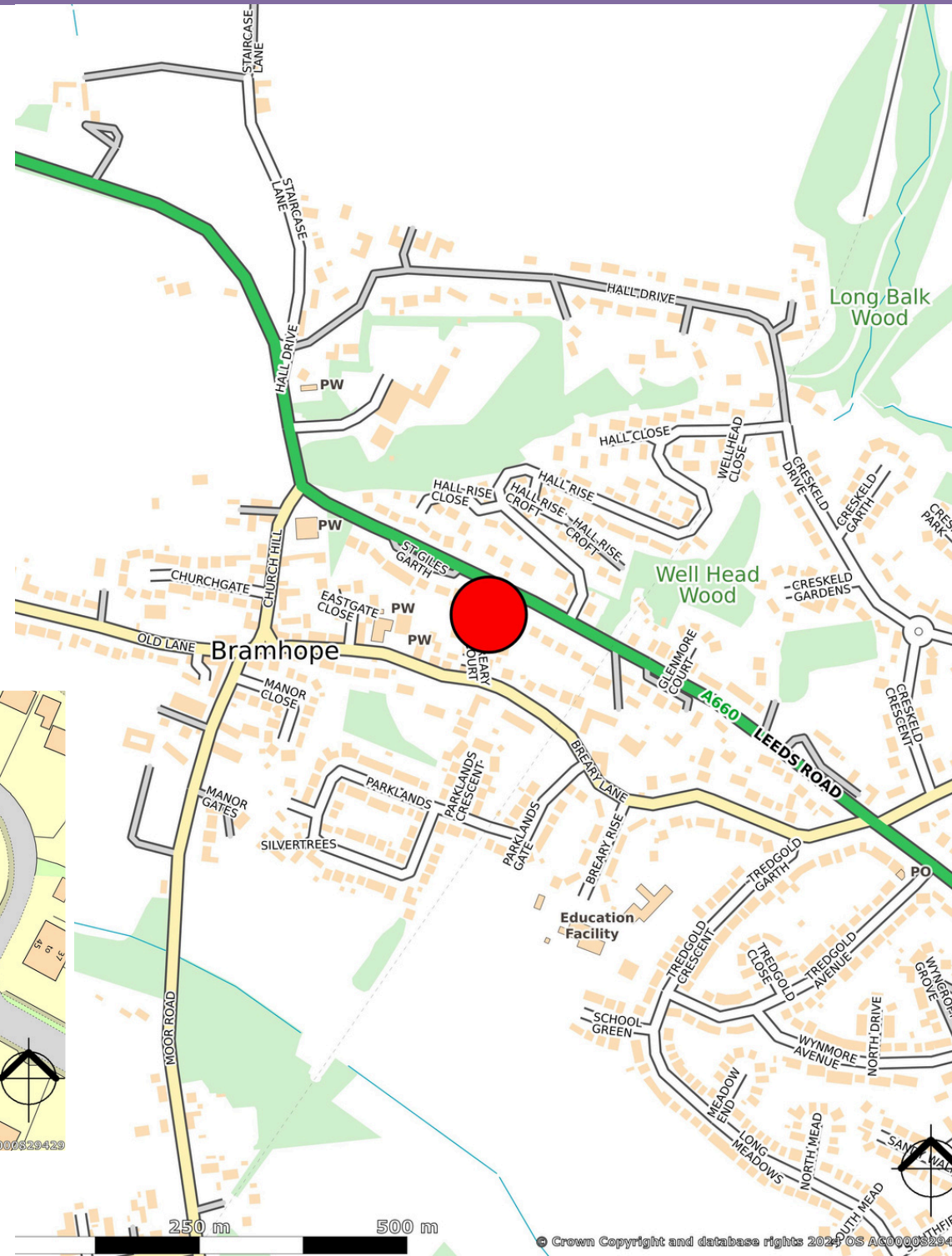
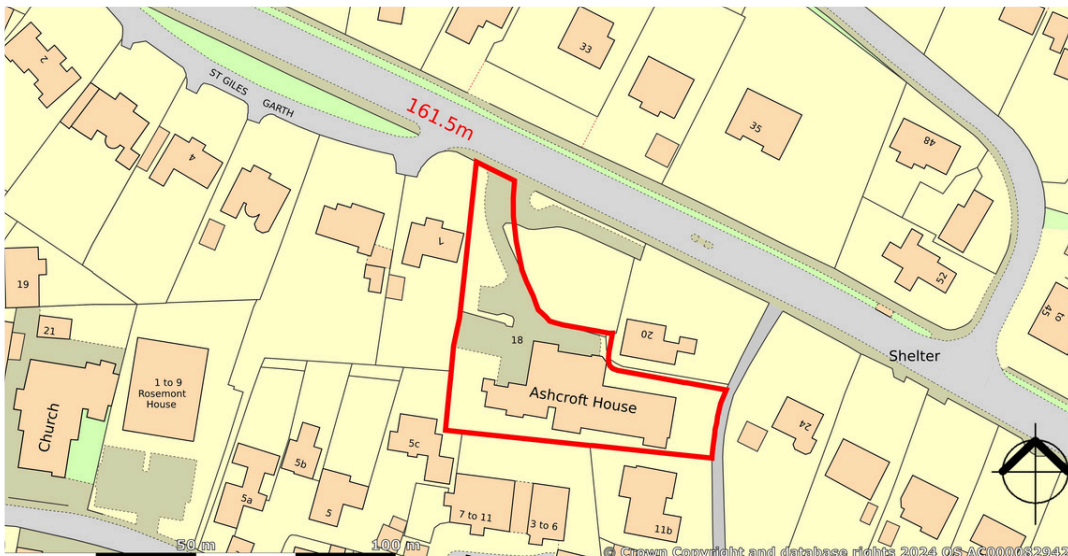
commercial@adairpaxton.co.uk
0113 239 5770 (Ext 2)

LOCATION

The subject property is located on Leeds Road (A660) which runs from Leeds City Centre through to Otley.

The property is set back from the main road and benefits from a private driveway.

Located within the popular village of Bramhope which boasts a wide range of popular amenities including the popular 17th Century pub The Fox & Hounds. The historic towns of Otley, Ilkley and Harrogate, are close by and Leeds City centre is approximate 8 miles from this location with Leeds Bradford International Airport being less 3 miles away.



FRONT ELEVATION



DESCRIPTION

Ashcroft House is a large, detached 2-storey property situated set within a site area of 0.54 acres (0.22 ha). Originally understood to have been the Vicarage to the nearby St Giles' Church, the main building is built of stone under a pitched slate roof. It has since 1986 been used as a home for the elderly and has been extended on two occasions to provide additional space.

Internally the accommodation is currently configured as a number of bedrooms on both ground and first floors, some of which benefit from an en-suite WC. The core of the ground floor provides resident's lounges, dining rooms, laundry and office with many of these rooms having been created with non-structural partitioning providing flexibility as to the future layout.

Externally there is a driveway leading to car parking and beyond that are landscaped grounds surrounded by mature trees.



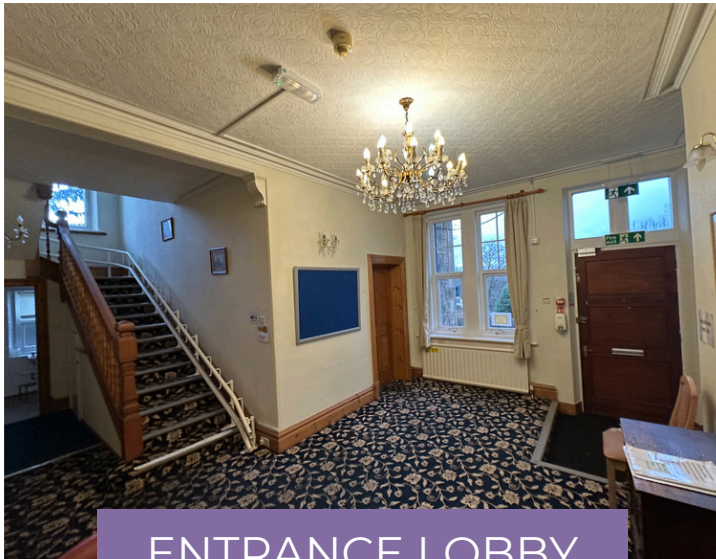
SIDE ELEVATION



FORMER DINING ROOM



KITCHEN



ENTRANCE LOBBY



LIVING ROOM

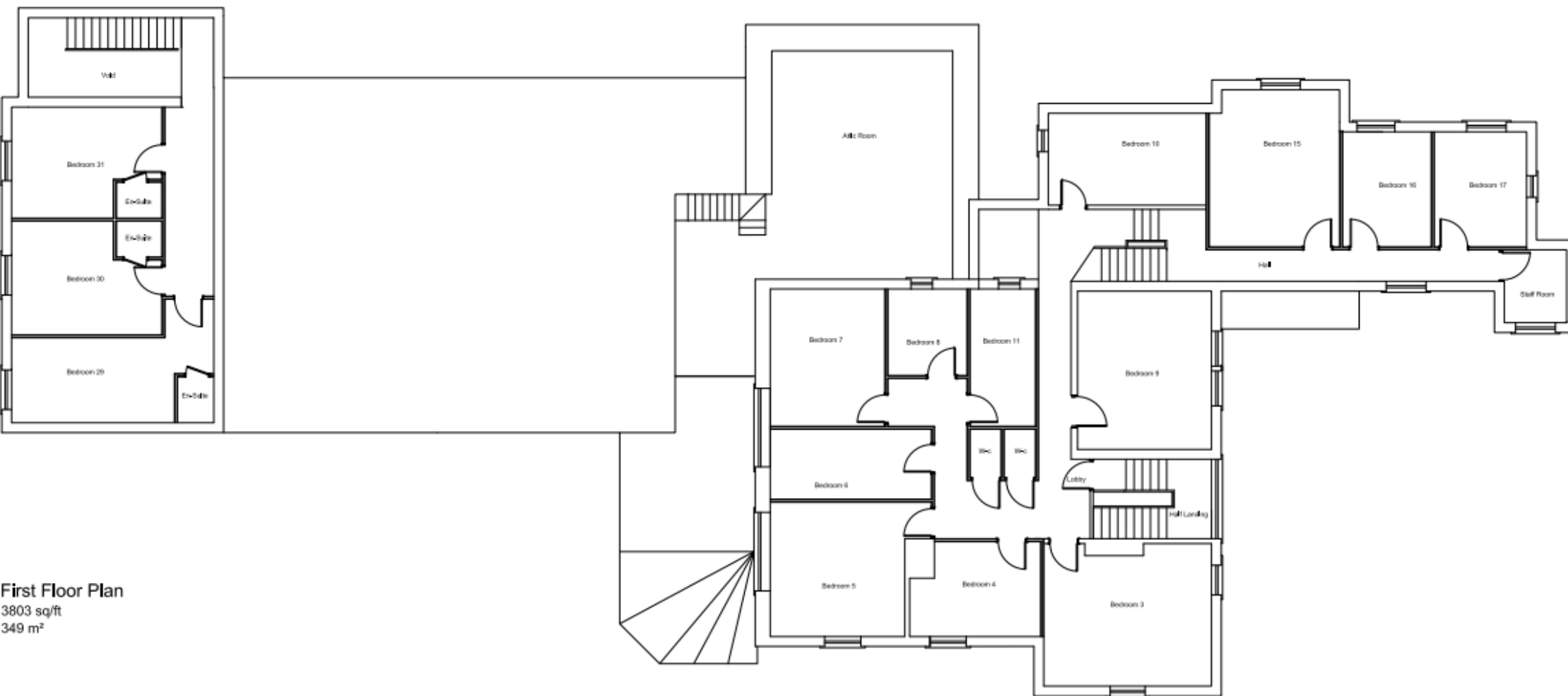




ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, we understand the unit provides an approximate gross internal area of 9,700 sq ft (901.2 sqm).





First Floor Plan
3803 sq/ft
349 m²



EPC

The EPC for the above is to be reassessed.

TERMS

The property is offered for sale on a freehold basis, at a guide price of £1,000,000.

VAT

All prices, premiums and rents are quoted exclusive of VAT, which is applicable at the prevailing rate.

SERVICE CHARGE

N/A

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

COUNCIL TAX

We understand the property currently falls under Council Tax Band G.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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