



**THE FORMER MOUNT NURSING HOME  
43 LISTER LANE  
BRADFORD, BD2 4LP**



**FOR SALE**

**Attractive Former Nursing Home - Recently Ceased Trading  
30-Bedrooms (some with En-Suites)  
Excellent Dining Room, Lounges etc.  
Originally Constructed in 1864 with Many Attractive Features Retained  
Adjacent to Peel Park**

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

# THE FORMER MOUNT NURSING HOME

## 43 LISTER LANE, BRADFORD, BD2 4LP

### LOCATION

The former nursing home (constructed in 1864) occupies a prominent corner position fronting Bolton Road and Lister Lane, the latter forming part of Bradford Outer Ring Road (A6177), in a popular residential area of Kings Park.

Directly opposite is a popular parade of shops comprising a fish & chip shop, barbers, pizza take-away etc. Close by is Severn Lodge Private Nursery.

### DESCRIPTION

The property comprises a substantial and attractive former nursing home being of 2-storey stone built construction with an attractive Ashlar stone façade and fitted out for a continuation of such a use and benefitting from various modern amenities including:-

- Partial double glazing
- Security intercom access
- Fire alarm
- Lift facilities

### ACCOMMODATION

The premises provide the following approximate accommodation:-

#### Lower Ground Floor

- Laundry, stores, offices and staff room

#### Ground Floor

- 12 Bedrooms
- Various WC's
- Lounge
- Reading Room
- Dining Room
- Kitchen
- TV Room
- Security Office
- Medicine Room

#### First Floor

- 18 Bedrooms
- Communal Bathroom
- Store

#### External

- Gated driveway leading to on-site parking for approximately 25 vehicles.
- Extensive Landscaped areas
- External decked areas

### RATING ASSESSMENT

The premises will require reassessment upon occupation.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

### PRICE

Offers in the Region of £650,000 are sought for the freehold interest – Subject to Contract – Plus VAT – if applicable.

### VAT

All prices and rentals quoted are exclusive of any VAT liability – if applicable.

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance rating for this property is:-

C - 64

### VIEWING

Strictly by prior appointment with the joint selling agents:-

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

Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)

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

**Sharma Williamson – Tel: 01274 759955**

Email: [info@sharmawilliamson.co.uk](mailto:info@sharmawilliamson.co.uk)

Website: [www.sharmawilliamson.co.uk](http://www.sharmawilliamson.co.uk)

(November 2016 – 5540 / MAJB)



**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

13 Park View Court, Shipley BD18 3DZ  
Tel: 01274 595999

Prospect House, 32 Sovereign Street, Leeds LS1 4BJ  
Tel: 0113 3891049