



Day & Co  
ESTATE AGENTS

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£90,000

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- Micropub
- Planning App No. 22/04605/FUL
- Includes All Fixtures & Fittings

- Planning Permission To Be Converted Into A Holiday Cottage
- Multi-Fuel Burning Stove & New Roof
- Popular Village Location Of Silsden

**SUMMARY**

**\*\*FOR SALE VIA ONLINE AUCTION:** terms and conditions apply - A MICROPUB WITH PLANNING PERMISSION GRANTED TO BE CONVERTED INTO A HOLIDAY COTTAGE - PLANNING APP NUMBER 22/04605/FUL\*\* Popular village of Silsden!! Includes all fixtures and fittings, wood burning stove, new roof!!

**FULL DESCRIPTION**

FOR SALE VIA ONLINE AUCTION: terms and conditions apply. A Micropub situated in the popular village location of Silsden with planning permission granted to be converted into a holiday cottage (Planning App No. 22/04605/FUL). The property was fully refurbished in 2018 and the current accommodation comprises of a spacious reception room with wood burning stove, under stairs storage cupboard, window to the front and a WC. The bar area has a cellar, fixed bar with beer pumps and back bar display, till, window to the front. To the first floor is a further spacious room with seating, wall mounted electric heaters and window to the front. Viewing essential to fully appreciate.

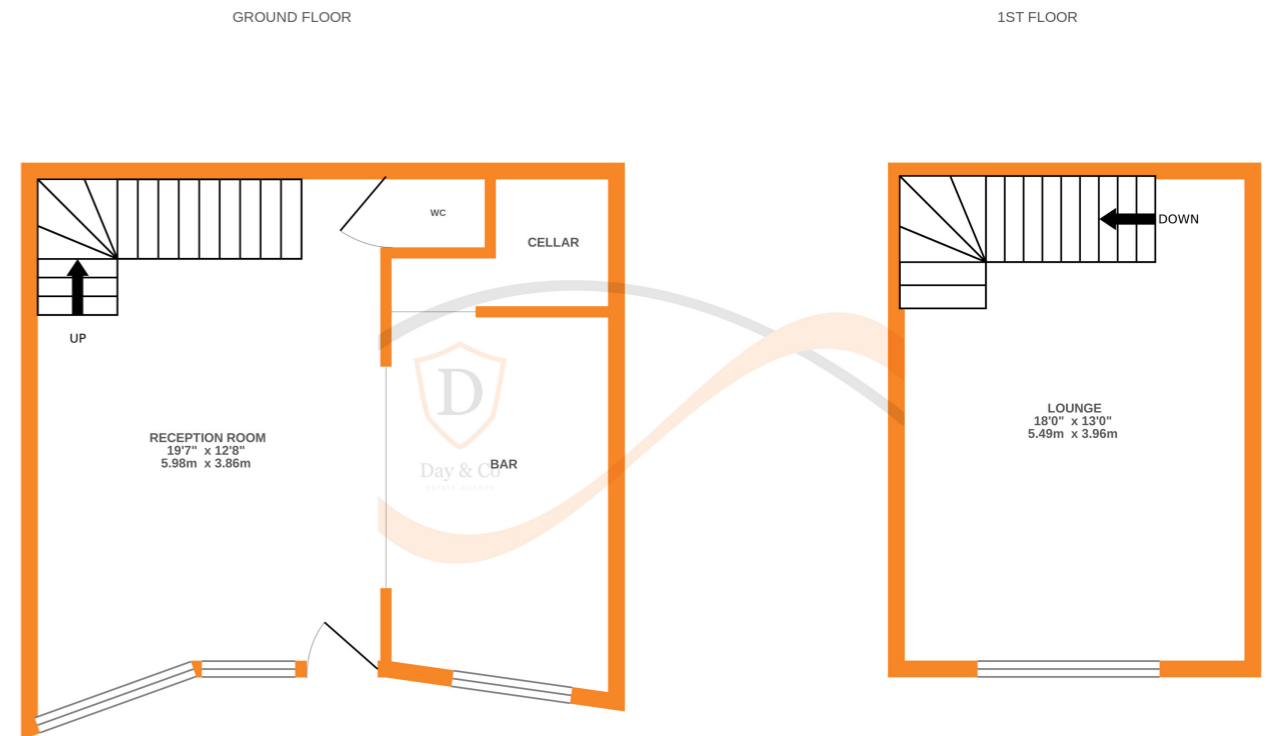
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62023