



# colin ellis

your trusted property experts

**Main Street,  
Flixton, YO11 3UB**

**Guide Price - £75,000**

\*\* A THREE BEDROOM TERRACED HOUSE ON THE SAME SIDE OF THE ROAD IS OFFERED FOR SALE SEPARATELY AT £190,000 AND MAY BE PURCHASED BY THE SAME BUYER \*\*

An exceptional opportunity to secure a generous parcel of land in the thriving heart of Flixton. Located on sought-after Main Street, this substantial block spans approximately 1,642.86 m<sup>2</sup>, offering outstanding potential for a range of uses. (Subject to planning).



## Main Street - 18741104

**Length of Tenancy - Please contact office for further information**

**DISCLAIMER:** The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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