

**Simon Blyth**  
ESTATE AGENTS



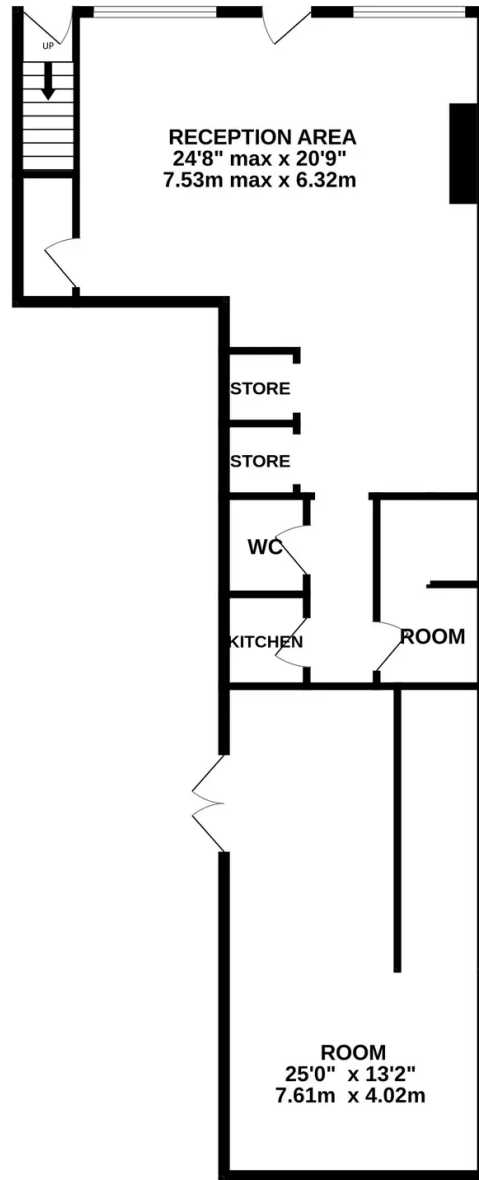
**309 & 311 Meltham Road, Netherton, HD4 7EX**

Huddersfield

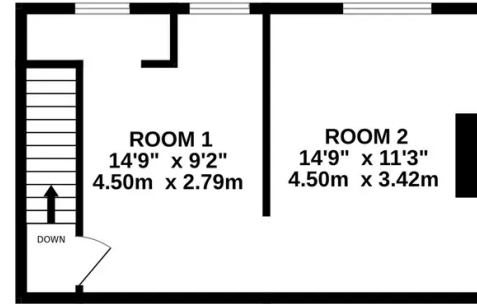
Guide Price **£150,000**



GROUND FLOOR



1ST FLOOR



MELTHAM ROAD

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.  
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## 309 & 311 Meltham Road, Huddersfield

To be sold by the Modern Method of Auction- starting bid price £150,000 plus reservation fee- T&C's apply

To be sold with vacant possession, a double fronted two story shop premises with separate access to first floor and yard at the rear.

Previously used as a tanning studio and situated within the main shopping parade in Netherton village.

Briefly comprising to the ground floor, reception area 20'9" x 24'8" (maximum), there is plumbing for WC as well as plumbing for small kitchenette, store room and further room to the rear of the building 25' x 13'2" overall. The first floor is accessed via a staircase to the side of the shop giving access to two rooms measuring 14'9" x 9'2" and 14'9" x 11'3". Externally a passage way to the right hand side leads to a cobbled yard which neighboring properties have access.





### Modern Method of Auction

The property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property your information will be shared with the auctioneer IAMSOLD Ltd This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. The additional time allows buyers to proceed with mortgage finances. The buyer is required a reservation agreement to make a payment of non refundable reservation fee. This is 4.5% of the purchase price including VAT subject to a minimum fee of £6,600 including VAT. The reservation fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property and the calculation for stamp duty liability. Buyers will be required to go through an identification process with IAMSOLD Ltd and provide proof of how this will be funded. The property has a buyer information pack which provides a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to do your own due diligence before bidding. A sample copy of the reservation agreement and the terms/conditions are also contained within the pack. The buyer will also make a payment of £300 including VAT towards the preparation cost of the pack, where it is has been provided by IAMSOLD Ltd.



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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**FREE VALUATIONS** If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note: 1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY.**

**MAILING LIST** Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

**MORTGAGE ADVICE** Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES 7 DAYS A WEEK** Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm





## Simon Blyth Estate Agents

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