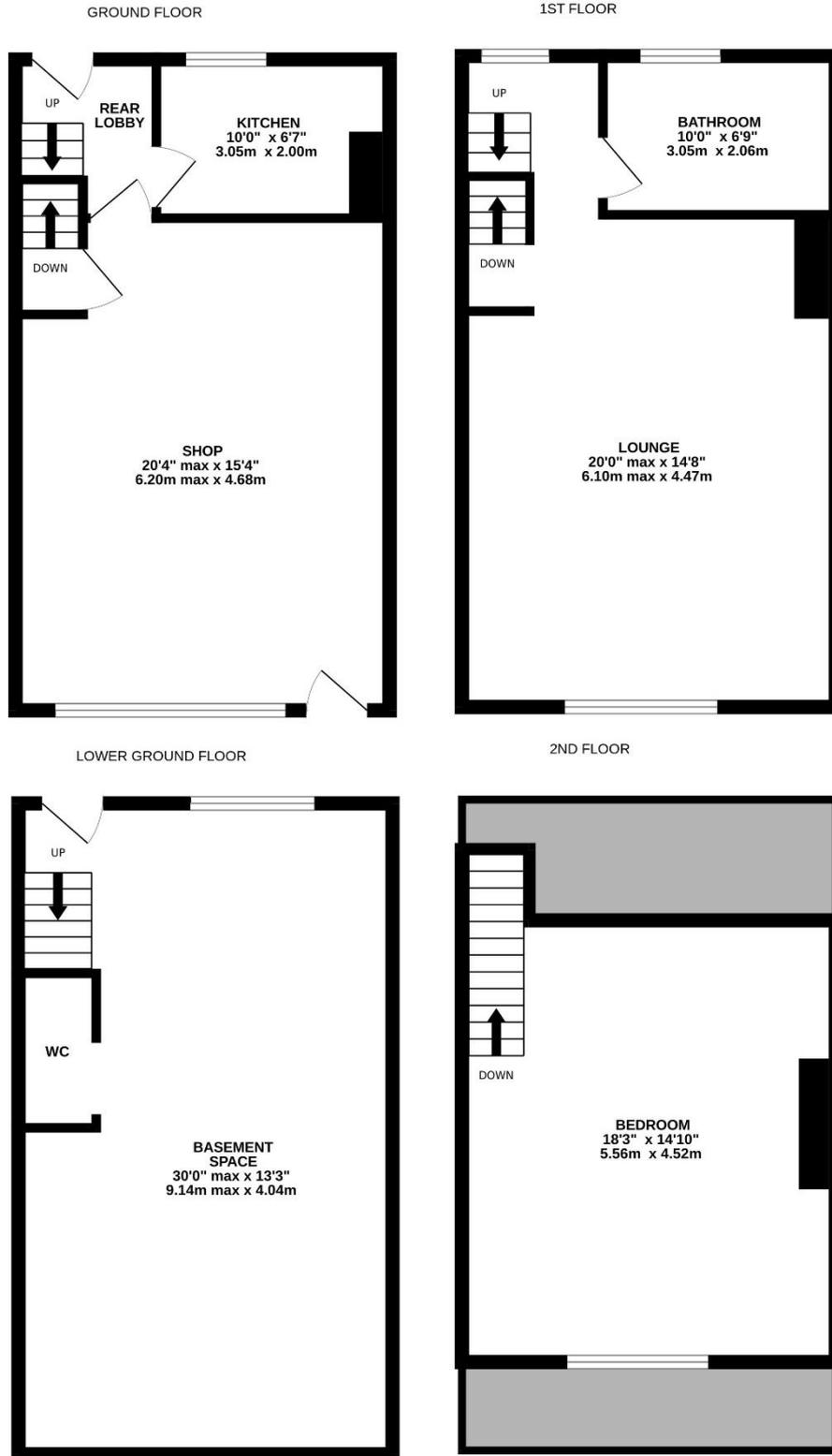




Simon Blyth
ESTATE AGENTS

BRADFORD ROAD, HUDDERSFIELD, HD1 6HY



BRADFORD 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.

PROPERTY DESCRIPTION

A SUPERB SHOP AND LIVING ACCOMMODATION PREMISES IN THIS BUSTLING POSITION, CLOSE TO THE TOWN CENTRE AND ADJACENT TO A VERY BUSY MAIN ROAD. THESE DELIGHTFUL BUSINESS PREMISES ARE PRESENTED TO A HIGH STANDARD IN TERMS OF THE SHOP AND SALES AREA, CURRENTLY OPERATING AS A BARBER'S. THERE IS BASEMENT SPACE OFFERING A HUGE AMOUNT OF POTENTIAL AND THE LIVING ACCOMMODATION REQUIRES SOME UPGRADING, HOWEVER, THIS ALSO CAN BE ACCESSED FROM THE SHOP AND SEPARATELY FROM THE REAR.

This comprises of a kitchen to the ground floor, a large lounge and bathroom on the first floor and a large, double bedroom on the top floor. A rare opportunity to purchase a pleasant combination of accommodation and shop premises in this busy and bustling location.

THIS PROPERTY IS FOR SALE BY THE BEST AND FINAL OFFERS METHOD. ALL BIDS TO BE SUBMITTED TO THE SELLING AGENT'S HOLMFIRTH OFFICE NO LATER THAN 12 NOON ON THURSDAY 19TH SEPTEMBER 2024.

Best and Final Offers Over £100,000

SHOP

Measurements – 20'4" x 15'4"

The shop has a broad, glazed frontage to the street with three glazed panels with overlights above and a glazed door to the right-hand side. This leads into the large, well-presented shop premises. This, as the photograph suggests, displays extremely high-quality fittings in terms of cupboards, mirrors, displays etc. There is also high-quality flooring and a good amount of window/display space. There is an alcove to the rear from which a doorway leads through to the rear entrance lobby, details of which are to follow, and a doorway leads down to the extensive, basement rooms and cellars. The shop has access to the self-contained living accommodation and the basement.

BASEMENT

Measurements – 30'0" max x 13'3"

This as the floor layout plan suggests is of a particularly good size. It has its own external access door, a window to the rear, a w.c. and has been used extensively for storage purposes for quite some time. It is of a good size, please see floor layout plan.





REAR LOBBY

To the rear of the property there is a UPVC and glazed door which gives access into the entrance lobby and kitchen. From here a doorway leads through to the shop. From the rear entrance lobby, a staircase rises to the first-floor level. Here, we have a hallway area that leads through to the lounge.

KITCHEN

Measurements – 10'0" x 6'7"

This is part of the self-contained living accommodation and can be accessed from the shop. This requires some upgrading and has a window to the rear.

LOUNGE

Measurements – 20'0" max x 14'8"

This lounge is particularly large and has a broad window to the front. There is a doorway from the hallway area which gives access to the bathroom. This bathroom requires refitting and some internal work.



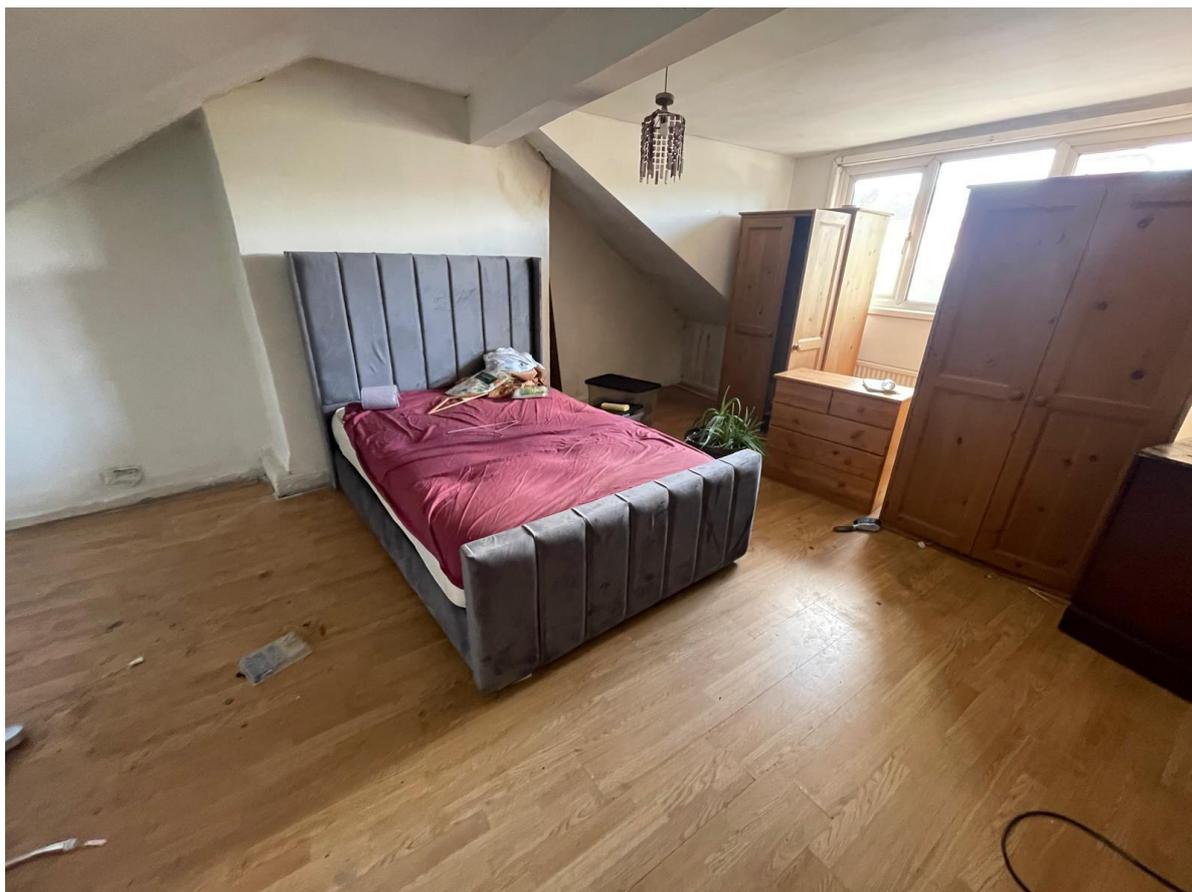
HALLWAY

From the hallway, a staircase continues to the first-floor level where there is a large, double bedroom.

BEDROOM

Measurements – 20'0" max x 14'8"

With laminate flooring, high-angled ceiling line and broad window giving an outlook to the front, the bedroom is of a particularly good size.



OUTSIDE

The property is street-lined to the front and has a small, rear area/forecourt to the rear entrance door and a lower area to the window to the basement.

ADDITIONAL INFORMATION

The property has UPVC double glazing, is currently operated as a barber's shop with a tenant in situ. These tenants are renting on a short-term basis and will vacate the premises prior to the property being completed in terms of purchase.





LEASE

857 years remaining

£1.13 is paid to Kirklees Council per annum.

ADDITIONAL INFORMATION

EPC rating – TBC
Property tenure – Leasehold
Local authority – Kirklees Council

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

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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 TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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Sunday - 11:00 to 16:00



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