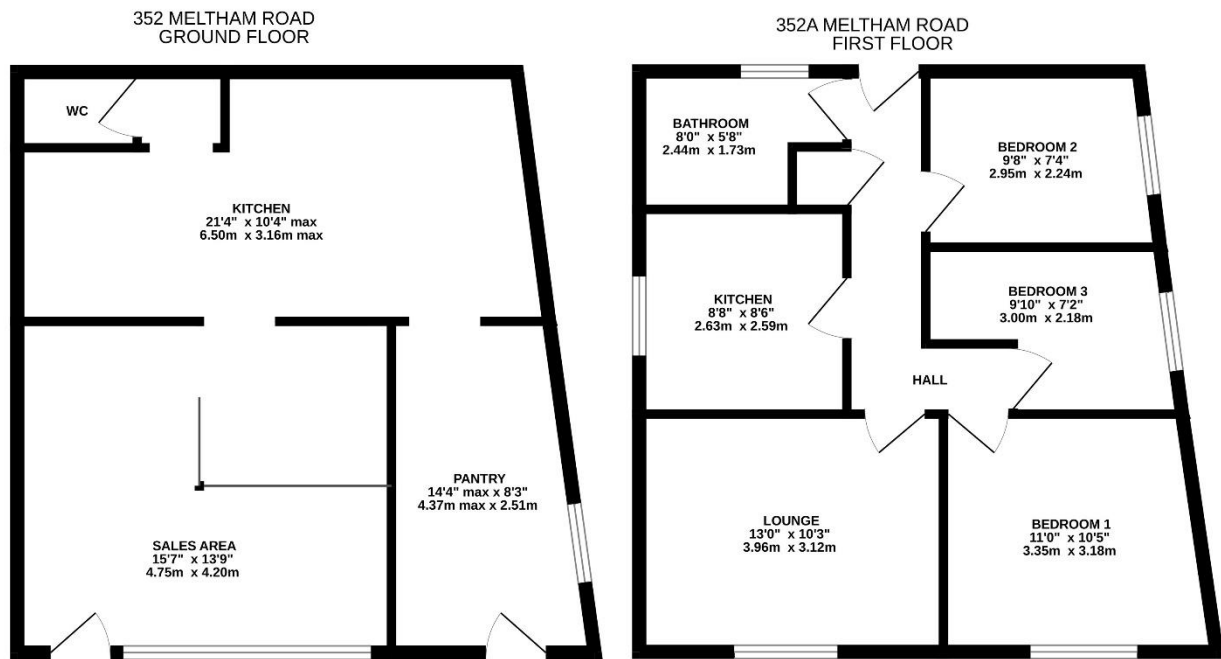


Simon Blyth
ESTATE AGENTS



MELTHAM ROAD, HUDDERSFIELD, HD4 7EH



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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PROPERTY DESCRIPTION

A GREAT OPPORTUNITY TO ACQUIRE A HOT FOOD TAKEAWAY PREMISE ON A BUSY PARADE OF SHOPS, IN THE HEART OF THE VILLAGE OF NETHERTON. IN A FANTASTIC LOCATION, ON A PRIME, MAINS ROAD POSITION WITH SIGNIFICANT PASSING TRAFFIC AND BENEFITING FROM A LARGE FORECOURT FOR OFF STREET PARKING AND THREE BED APARTMENT ACCOMMODATION ABOVE. The accommodation briefly comprises of lock up takeaway with counter and open-plan kitchen with commercial quality catering equipment, separate w.c. and pantry for additional storage. An external staircase to the rear provides access to the living accommodation which comprises of entrance hall, lounge, kitchen, bathroom and three bedrooms. To the front is a car park providing a great deal of off-street parking, to the rear is an enclosed yard with the staircase living to the living accommodation.

Offers Around £250,000

FLAT ACCOMODATION

ENTRANCE HALL

Enter the apartment via a double-glazed external PVC door with obscure glazed and stained-glass inserts with leaded detailing into the entrance hall. There are doors providing access to three bedrooms, the kitchen, the lounge and the bathroom. There is a useful cloaks cupboard, a radiator and two ceiling light points.

LOUNGE

Measurements – 13'0" x 10'3"

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation, which provides a pleasant open aspect view. There is a central ceiling light point and a radiator.



KITCHEN

Measurements – 8'8" x 8'6"

The kitchen features a range of fitted base units with shaker style cupboard fronts and with complementary rolled edge work surfaces over which incorporates a one-and-a-half bowl stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with a four-ring gas hob with extractor fan above, a built-in electric oven and space and provisions for an automatic washing machine. There is a fluorescent ceiling light point, tiling to the splash areas, a radiator and a double-glazed window to the side elevation. Additionally, the kitchen houses the property combination boiler.

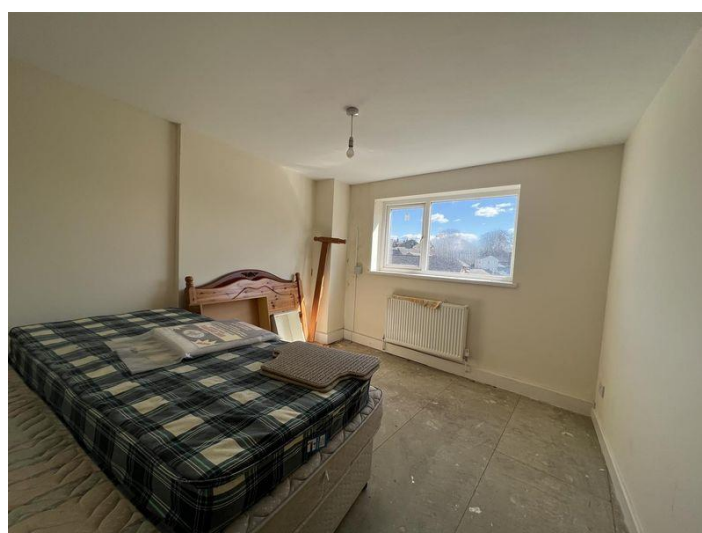




BEDROOM ONE

Measurements – 11'0" x 10'5"

Bedroom one is a generously proportioned light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, again providing a pleasant open aspect view across the Netherton village. There is a ceiling light point and radiator.



BEDROOM TWO

Measurements – 9'8" x 7'4"

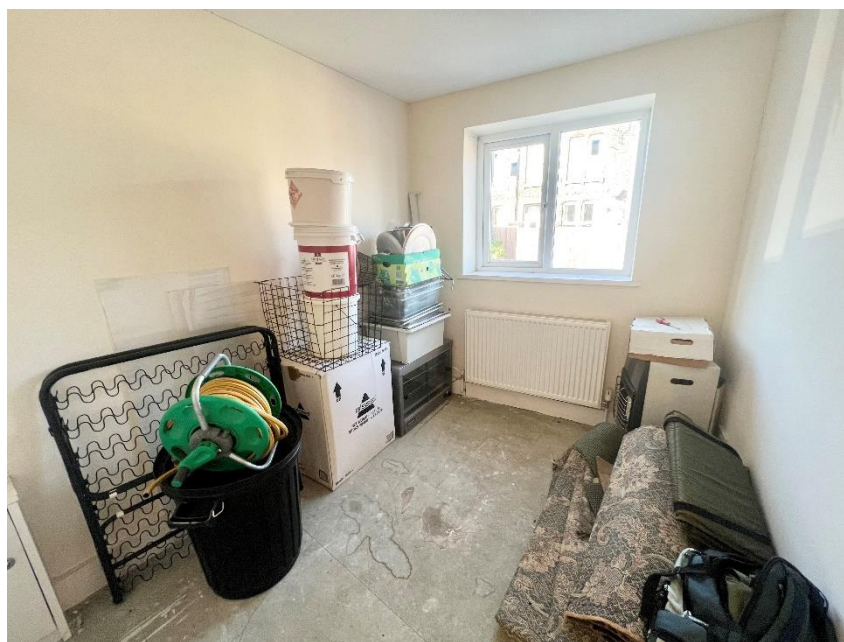
Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the side elevation, a ceiling light point and radiator.



BEDROOM THREE

Measurements – 9'10" x 7'2"

Bedroom three can accommodate a single bed with space for free standing furniture. This room could be utilised as a home office or nursery. It features a bank of double-glazed windows to the side elevation, a radiator and ceiling light point and this room.



BATHROOM

Measurements – 8'0" x 5'8"

The bathroom features a white three-piece suite which comprises panel bath with shower head mixer tap, a low double w.c. with push button flush and a broad pedestal wash hand basin with chrome mixer tap. There is tiling to the splash areas, a radiator, ceiling light point and extractor fan and a double-glazed window with obscure glass at the rear elevation.



FRONT OF HOUSE

Measurements – 15'7" x 6'4" / Rear area 6'10" x 15'7" / Entirety 15'7" x 13'9"

There is a double-glazed aluminium door to the front elevation providing access to the front of house where there is terracotta tiled flooring, tiled walls and adjoining aluminium windows to the front elevation, providing a great deal of natural light. A counter then divides the back of house where the terracotta tiled flooring continues through again with tiled walls, various plug points and fluorescent ceiling light points. There is a gas-powered wall mounted heater. A door then proceeds to the kitchen.



KITCHEN

Measurements – 21'4" x 10'4"

There are terracotta tiled floors, tiled walls, plumbing provisions and currently there is industrial style catering appliances in situ. There is a wall mounted boiler, further drainage facilities for sinks and a separate w.c.



PANTRY / SIDE ENTRANCE

Measurements – 14'4"max x 8'3"

The side entrance features a pedestrian double glazed external door to the front elevation with obscure glass. There are additional aluminium windows with obscure glazed inserts to the side elevation, Terracotta tiled flooring and a fluorescent ceiling light point.



EXTERNAL

Externally to the front, the building features a tarmacadam parking area providing off street parking for multiple vehicles.



ADDITIONAL INFORMATION

EPC rating – TBC
Property tenure – Freehold
Local authority – Kirklees
Council tax band – A

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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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

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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



MAIN CONTACTS

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