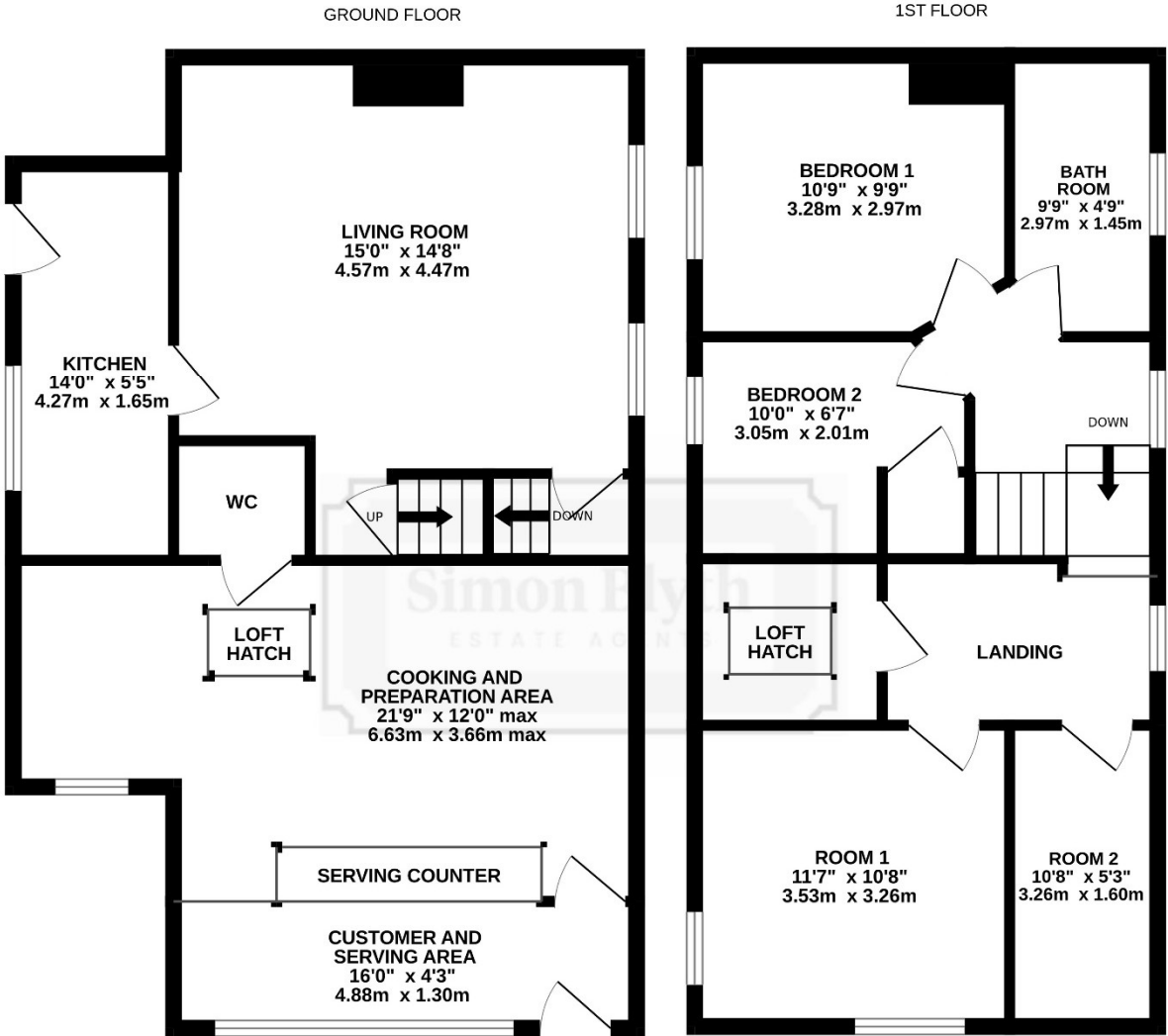




1-2 CLUB HOUSES, HALIFAX, HX2 8AY



CLUB HOUSES

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

Occupying a prominent main road position, facing Keighley Road, a vacant takeaway including a variety of cooking equipment with two rooms over together with an attached two bedroom through by light terraced house.

The takeaway comprises customer and serving area (16'0" x 4'3"), cooking and preparation area (21'9" x 12'0") including various cooking equipment and food storage and WC. First floor landing and two rooms.

The adjoining terrace comprises to the ground floor kitchen and living room. Basement with cellar. First floor landing leading to two bedrooms and bathroom. There is also a blocked doorway which could be reinstated giving access from the terrace to the two rooms over the takeaway.

Guide Price £135,000

1-2 CLUB HOUSES, HALIFAX, HX2 8AY

The property is for sale by the modern method of auction, meaning the buyer and seller are to complete within 56 days ('reservation period'). Interested parties and personal data will be shared with the auctioneer (I Am Sold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a reservation agreement and makes a payment of a non-refundable reservation fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. This is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. This is considered within calculations for stamp duty and land tax.

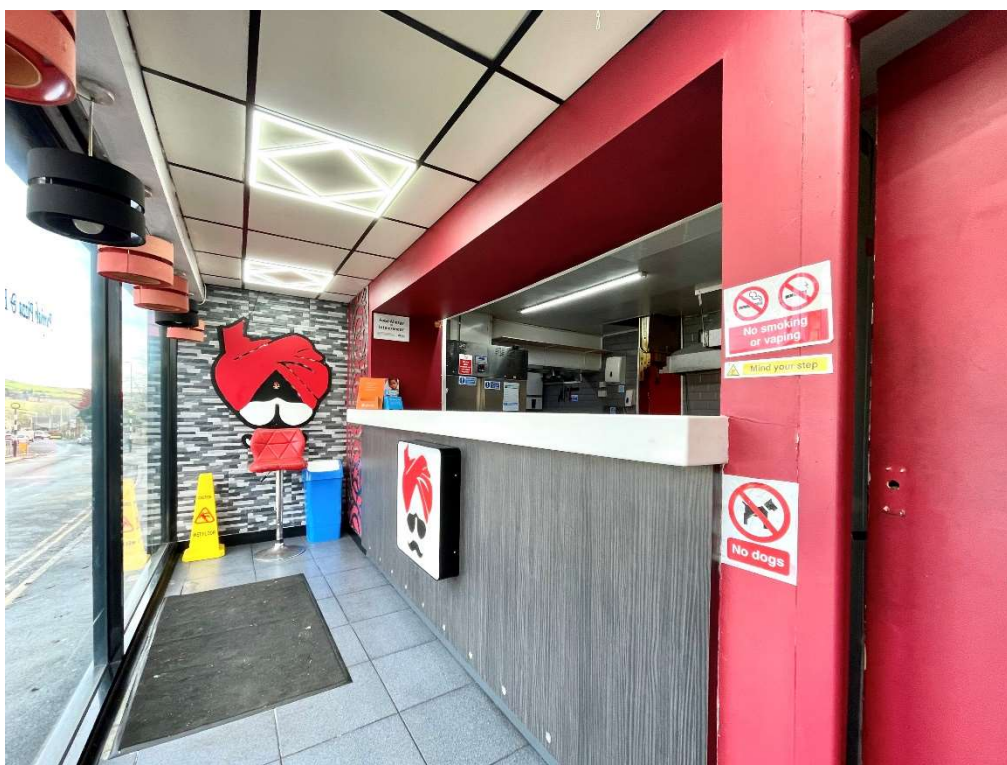
Services may be recommended by the agent or auctioneer in which they will receive payment from the service provider for the services taken. Payment varies but will be no more than £450. These services are optional.

1 CLUB HOUSES (TAKEAWAY)

CUSTOMER AND SERVING AREA

Measurements- 16'0" x 4'3"

This has a large floor to ceiling aluminium glazed window with adjacent door, there are floor to ceiling tiled walls, tiled floor, six ceiling lights, serving hatch and door giving access to the cooking and preparation area.

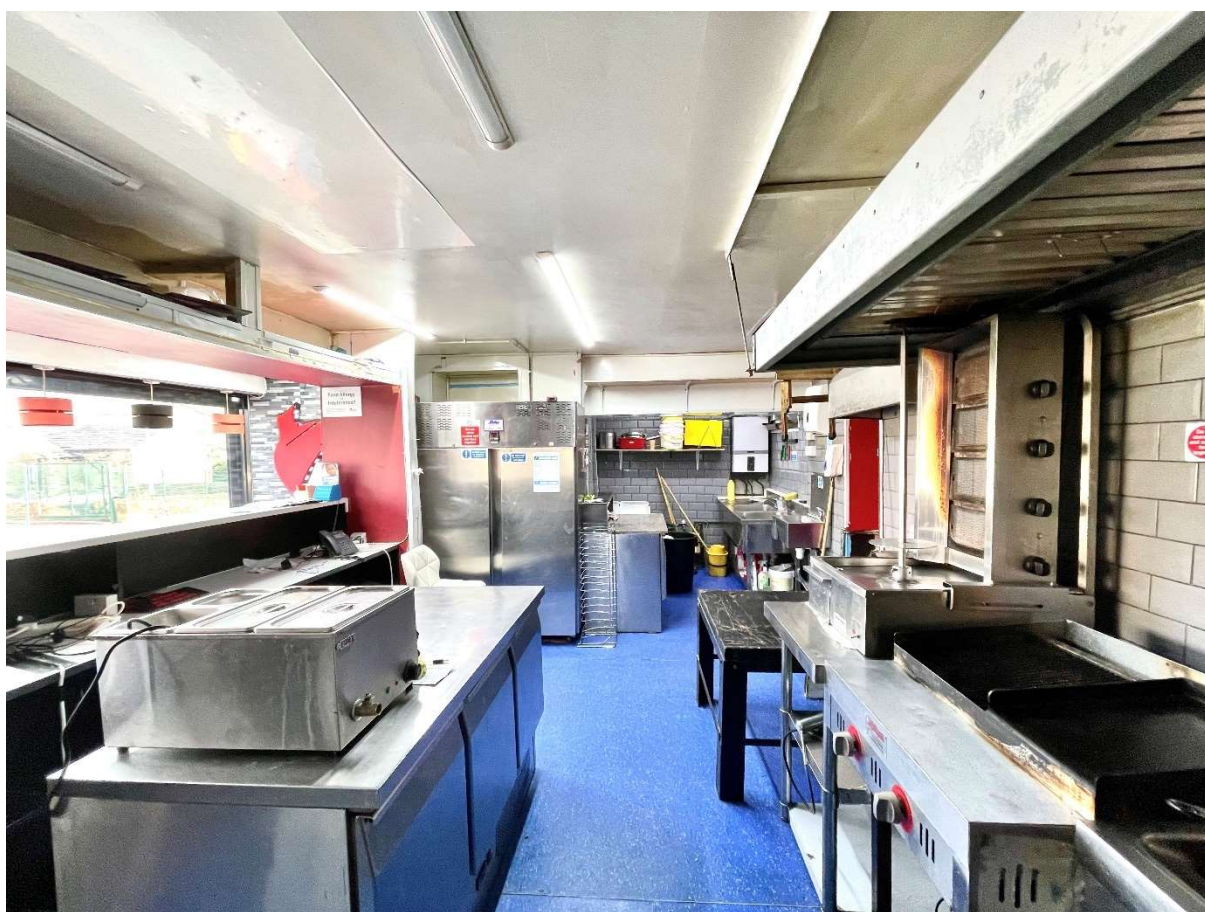


COOKING AND PREPARATION AREA

Measurements – 21'9" Maximum x 12'0"

This has ceiling strip lights, majority floor to ceiling tiled walls, frosted pvcu double glazed window, wall mounted gas multi point water heater and having a single drainer double bowl stainless sink with chrome mixer tap and adjacent to this there is a small stainless steel handwash basin with chrome mono-bloc tap, twin door stainless steel fridge, twin door stainless steel freezer, three door stainless steel fridge, two door stainless steel fridge, adjacent chest freezer, large food mixer, gas stainless steel spit for Donner, stainless steel hot plate and griddle, stainless steel two basket deep fat fryer and stainless steel four ring gas hob. There is a large industrial extractor fan, extractor canopy, microwave and serving counter with storage beneath. To one side a short flight of steps rises to a WC (4'3" x 3'7") with low flush WC and handwash basin. There is also a loft hatch with retractable aluminium ladder leading to the first floor.





FIRST FLOOR

LOBBY

With loft hatch and from here a door opens onto the landing which is 9'8" x 4'9" this has a timber and single glazed window, there is a blocked-up doorway to one side which could provide access into number 2 Club Houses and this providing four bedrooms if required. From the landing access can be gained to room one.

ROOM ONE

Measurements- 10'8" x 11'7"

This has a ceiling light point together with dual aspect timber and glazed windows.

ROOM TWO

Measurements- 10'8" x 5'3"

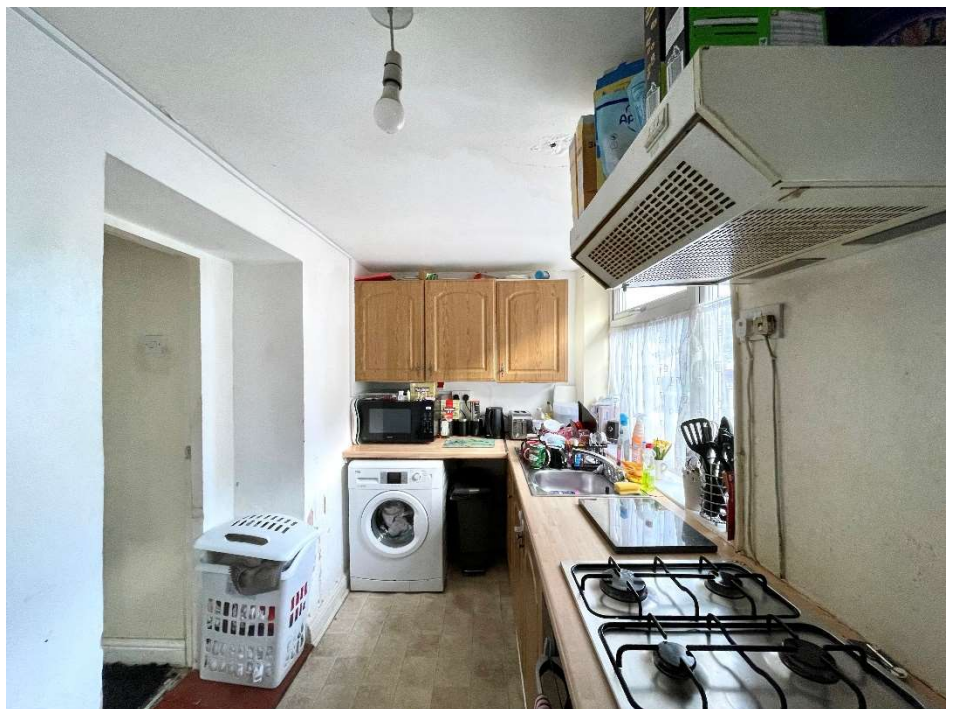
With ceiling light point and timber and glazed window.

2 CLUB HOUSES



KITCHEN

Measurements- 14'0" x 5'5"
With timber and glazed door, pvcu double glazed window, ceiling light point and fitted with a range of base and wall cupboards, overlying worktops, four ring gas hob with electric oven, single drainer stainless steel sink and mixer tap and plumbing for washing machine. From the kitchen the door gives access to the living room.



LIVING ROOM

Measurements- 15'0" x 14'8"

A well-proportioned reception room which has two pvcu double glazed windows, chimney breast, two central heating radiators and beamed ceiling. From the living room there are doors giving access to the first floor and basement. Basement with cellar. First floor landing with central heating radiator and pvcu double glazed window. At the top of the stairs on the right-hand side there is a blocked doorway which if reinstated would provide access to the two rooms above the takeaway. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 10'9" X 9'9"

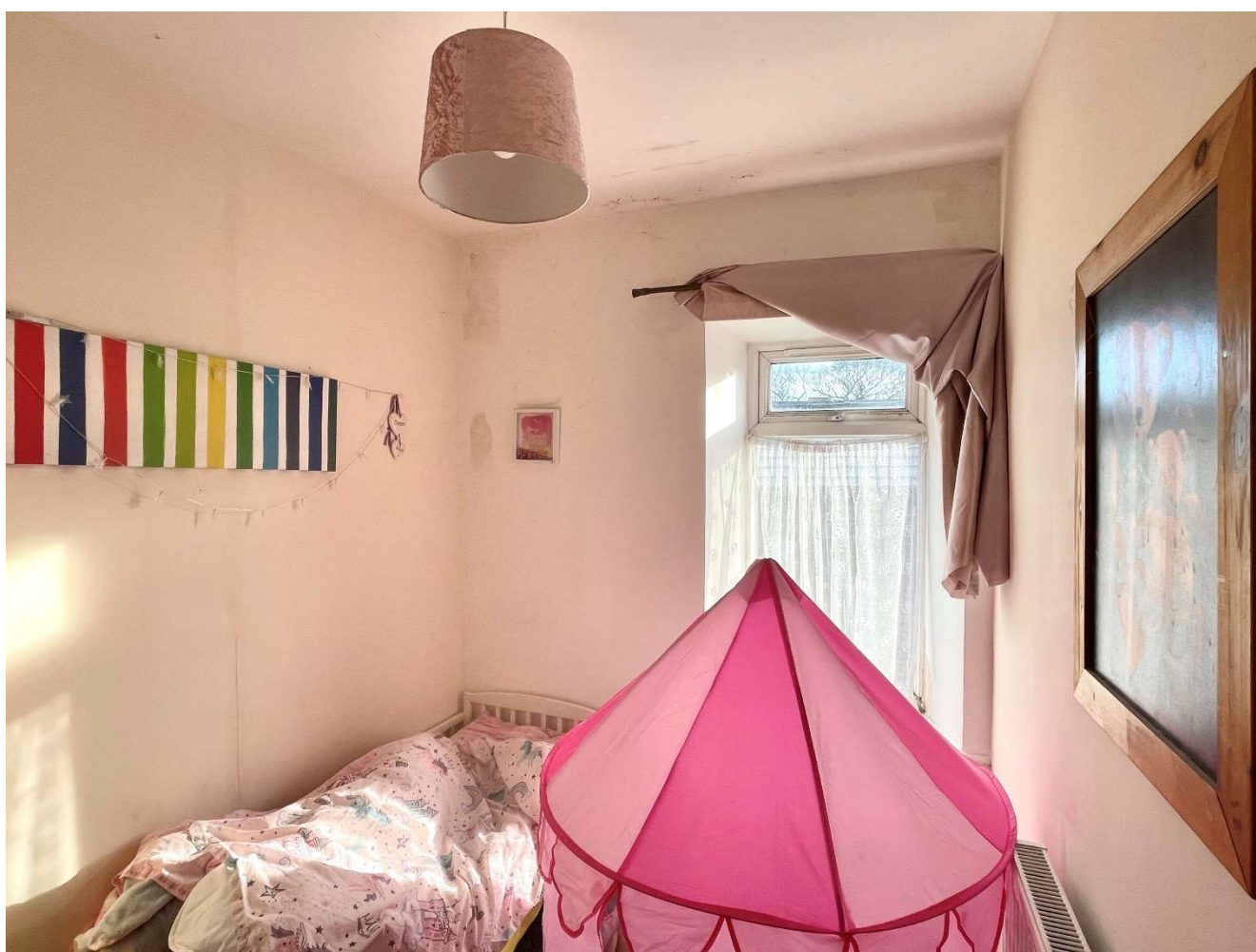
With pvcu double glazed window, central heating radiator, chimney breast and beamed ceiling.



BEDROOM TWO

Measurements- 10'0" X 6'7"

This is situated adjacent to bedroom number one and has a pvcu double glazed window, central heating radiator and cupboard over the bulkhead.



BATHROOM

Measurements- 9'9" x 4'9"

With ceiling light point, pvcu double glazed window, part tiled walls, wall mounted gas fired central heating boiler and fitted with a suite comprising panelled bath, pedestal wash basin and low flush WC.



ADDITIONAL INFORMATION

1 Club Houses- The property has aluminium glazing to the ground floor and timber glazed windows to the first floor

2 Club Houses- The property has pvcu double glazing together with a gas fired central heating system.

Property tenure – Freehold

Local authority – Calderdale

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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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

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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.

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OFFICE OPENING TIME 7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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