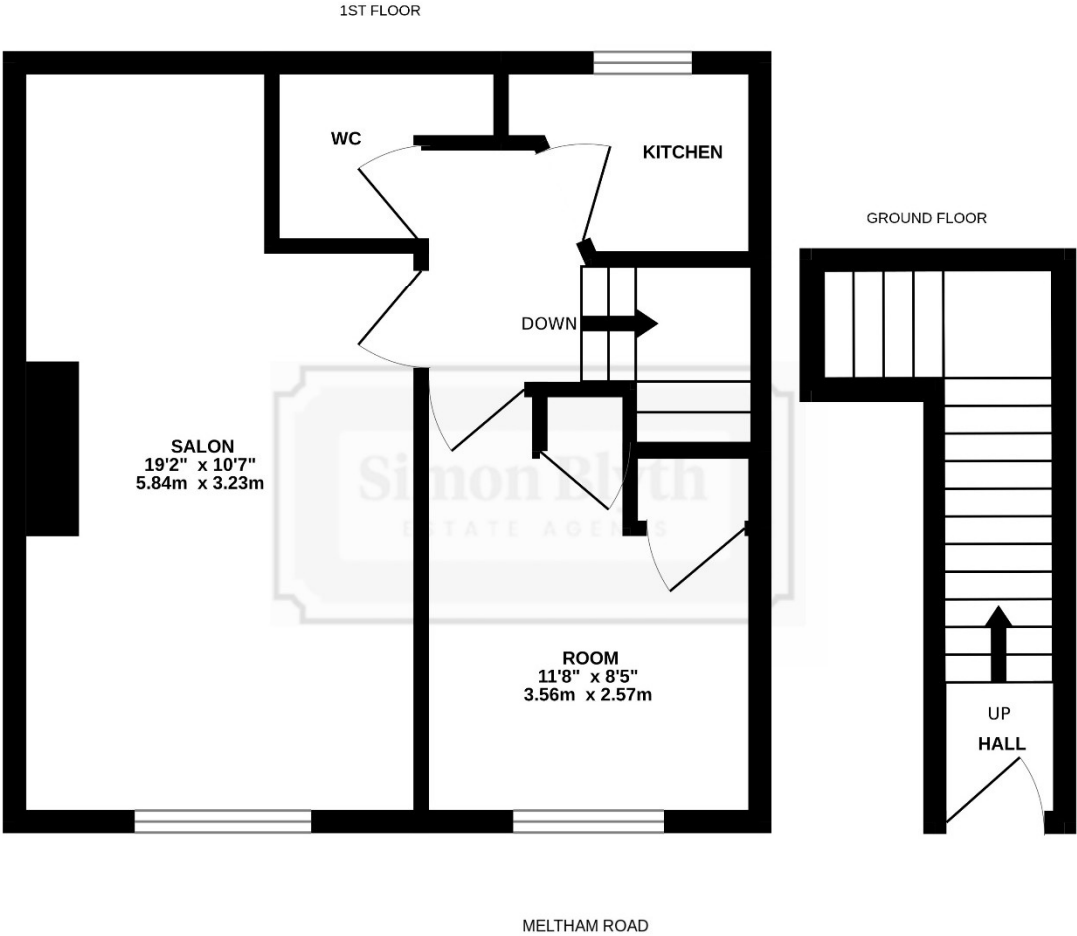




Headmasters, 334a Meltham Road, Netherton, HD4 7EX



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 position within the main shopping parade running through Netherton village is this first floor premises currently used as a three chair ladies hair salon.

At ground floor a door opens into a hallway with stairs rising to a first-floor landing which leads to the salon with adjacent room, kitchen and w/c with space and plumbing for a shower. There is a gas central heating system, uPVC double glazing and offering an ideal opportunity for a start-up business or alternatively with change of use, there is the option to convert into a one-bedroom flat. Why rent when you can own?

Best and final offers to be received by 12 noon on Tuesday 11th August.

Price guide £50,000+

GROUND FLOOR

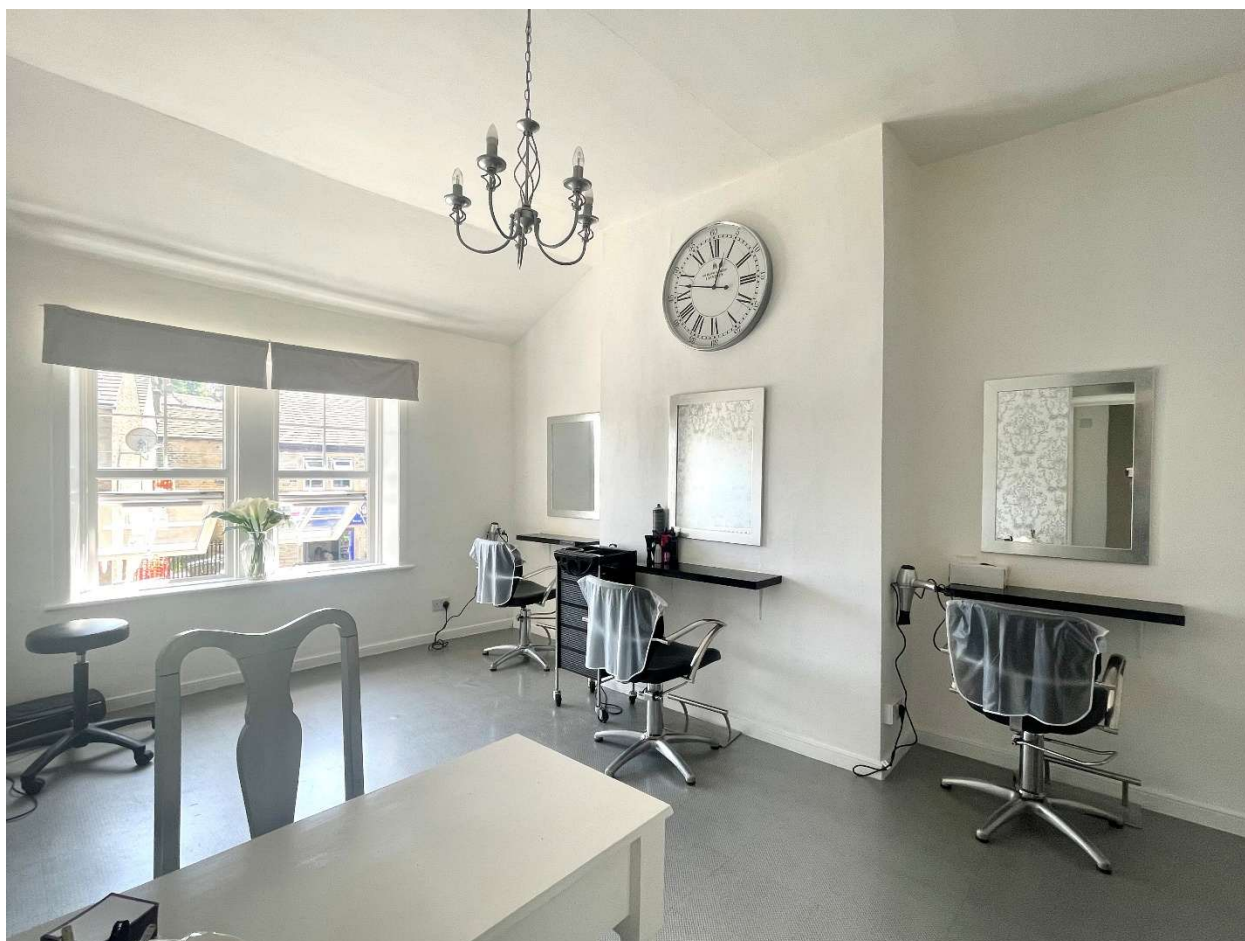
ENTRANCE LOBBY

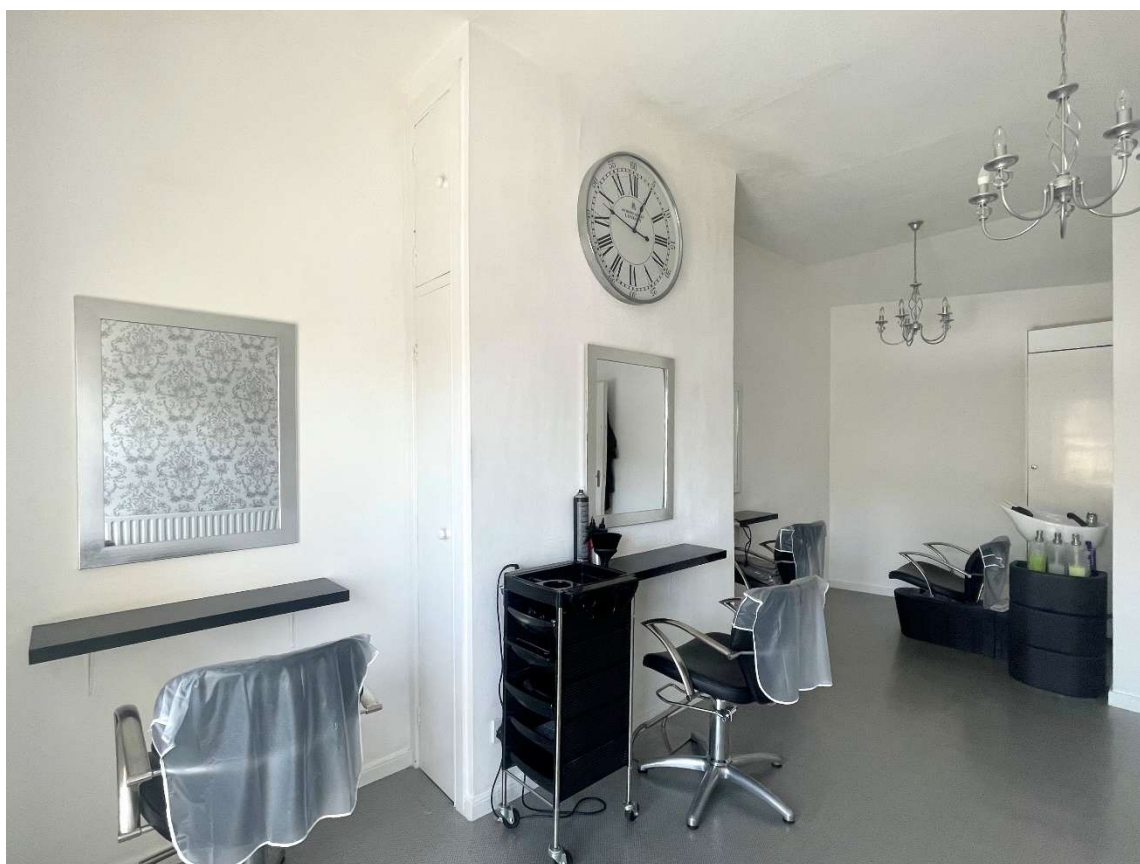
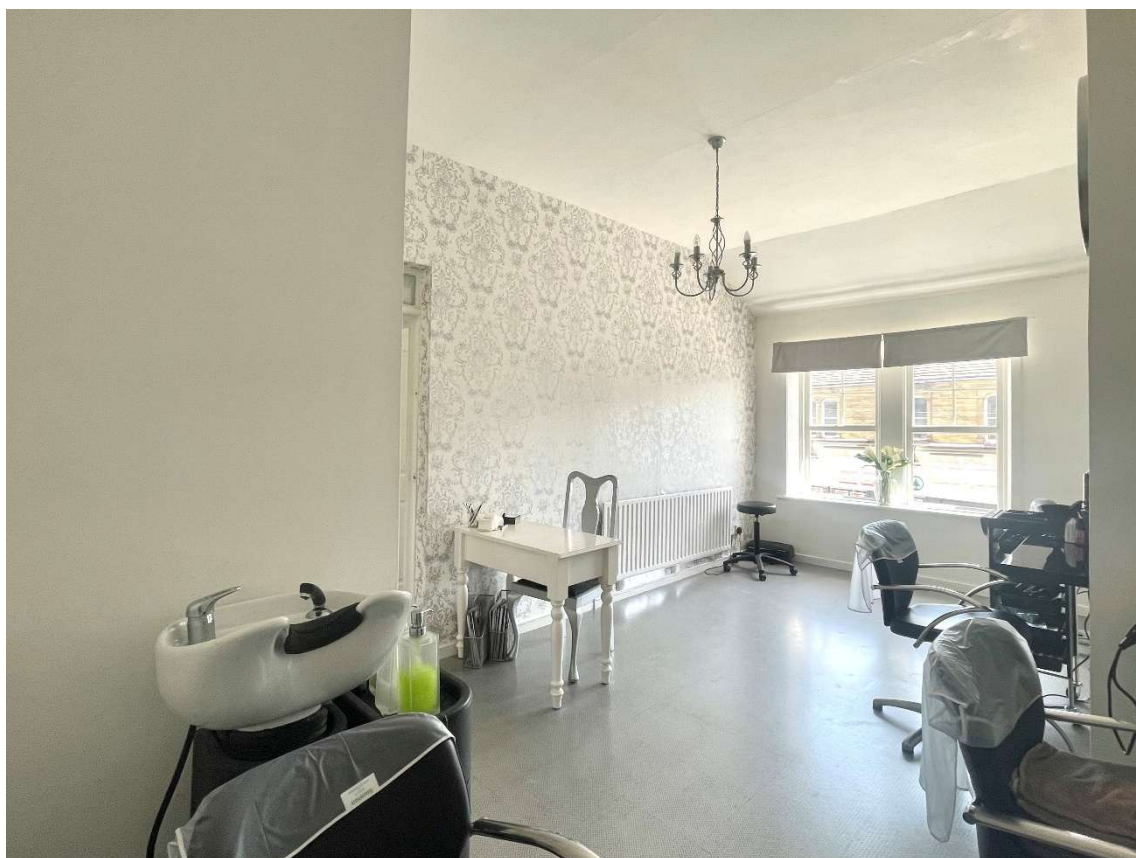
With a timber panelled and frosted glazed door, central heating radiator, cloaks rail and ceiling light point. From here a staircase rises to the first floor and gives access to a landing. The landing has a ceiling light point and provides access to the following: -

SALON

Measurements- 19'2" x 10'7"

This currently has three chairs together with a back wash basin, there are two ceiling light points, central heating radiator, cupboard housing a Biasi gas fired central heating boiler with shelving beneath and two uPVC double glazed windows. If the property reverted to a flat this would be the living room.





ROOM

Measurements- 11'8" x 8'5"

This is situated adjacent to the salon and has a uPVC double glazed window, fitted wardrobe with cloaks rail, together with shoe and clothing storage whilst over the bulkhead there is a further cupboard with shelving and cloaks rail. There is a ceiling light point, loft access and central heating radiator. Once again if the property reverted to a flat this would be the bedroom.



KITCHEN

Measurements- 7'3" x 5'0"

With a uPVC double glazed window looking out to the rear, ceiling light point, range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap, space for cooker, space for fridge and washing machine.



W.C.

Measurements- 6'8" x 4'7" maximum

With ceiling light point, extractor fan, chrome heated towel rail and fitted with a suite comprising pedestal wash basin with chrome monobloc tap and tiled splashback, low flush w.c. and a recessed area which currently provides shelving but is also plumbed should someone wish to install a shower.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council tax band – N/A

Tenure- Leasehold for the remainder of 999 years from the 23/04/1994 with an annual ground rent of £5.

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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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.

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