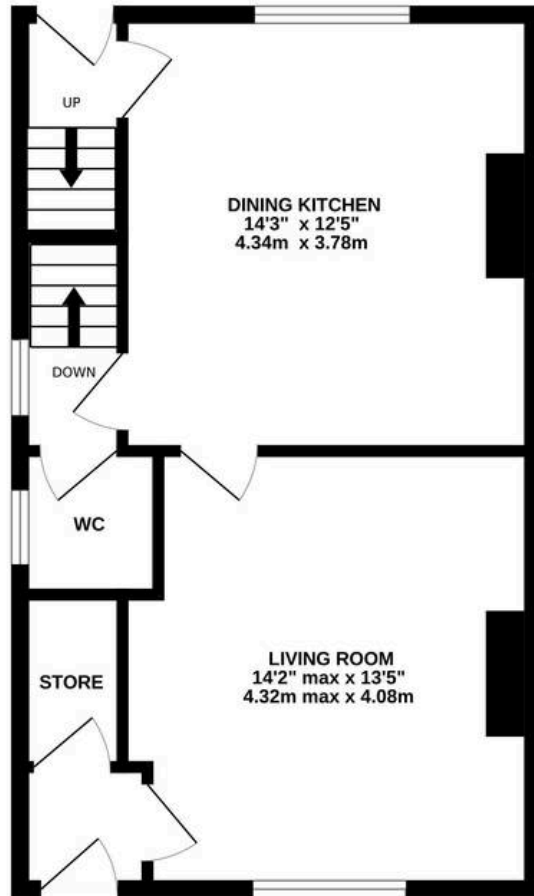




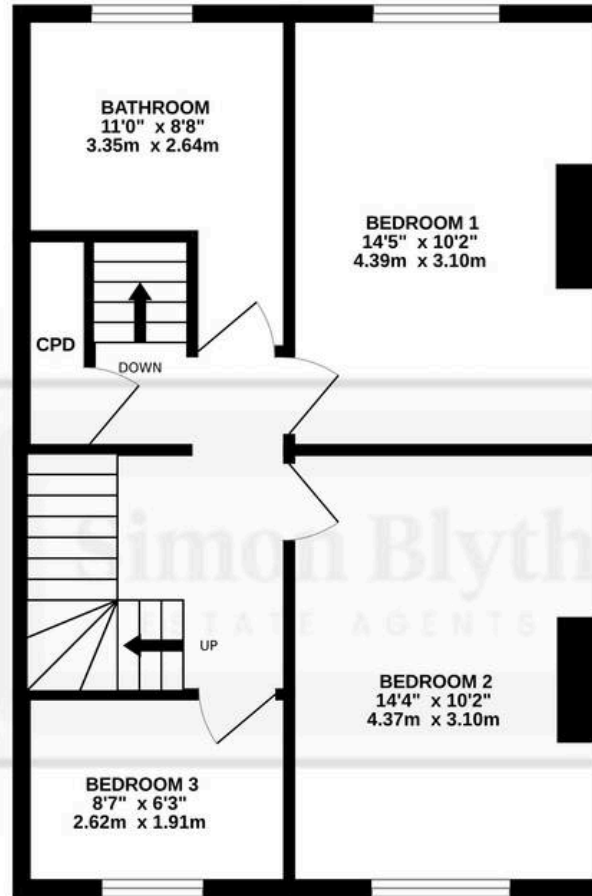
14 Day Street, Huddersfield
Huddersfield

Offers in excess of **£150,000**

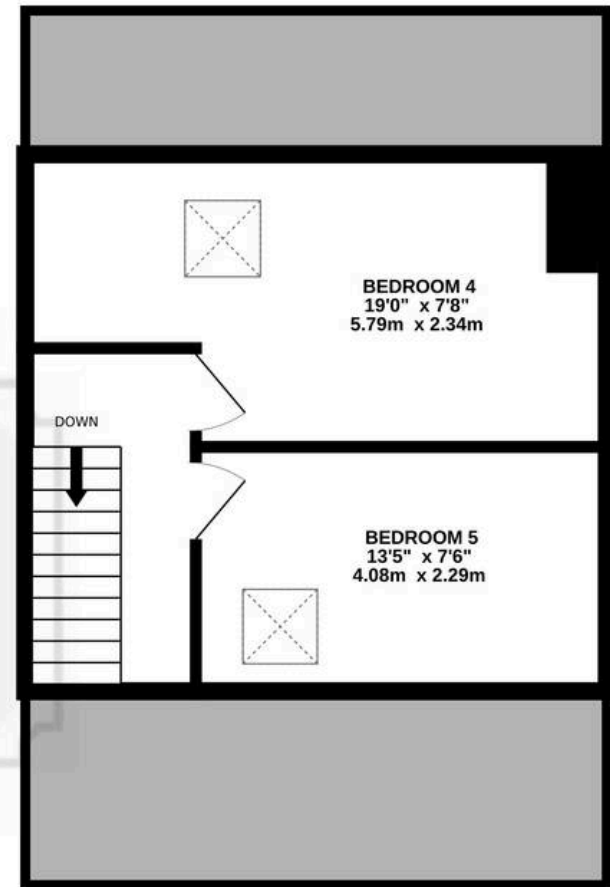
GROUND FLOOR



1ST FLOOR



2ND FLOOR



DAY STREET

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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Day Street

Huddersfield

An excellent investment opportunity arises with this five bedroom inner through terrace house located on the doorstep of Huddersfield Town Centre/University and to be sold with tenants in situ.

The property is currently let to four students each on a six month AST paying £275 per calendar month each creating a healthy yield of 8.8%.

The accommodation is served by a gas central heating system, pvcu double glazing and briefly comprises to the ground floor front and rear entrance lobbies, downstairs WC, living room and dining kitchen. Basement with two large cellars. First flooring landing leading to three bedrooms and bathroom. Second floor two further bedrooms. Externally there is on street permit parking and low maintenance gardens to front and rear.



Ground Floor Entrance Lobby

With pvcu and frosted double glazed door with frosted pvcu double glazed window over, there is a central heating radiator, ceiling light point and staircase rising to the first floor. To one side a door opens into the dining kitchen.

Dining Kitchen -14' 3" x 12' 5" (4.34m x 3.78m)

With a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome monobloc tap, housed within the chimney breast there is a four ring electric hob with electric oven beneath, housing for fridge freezer and from the kitchen a door gives access to the living room.

Living Room -14' 2" x 13' 5" (4.32m x 4.09m)

This has a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, ceiling coving, two wall light points, chimney breast and central heating radiator. To one side a door gives access to a rear entrance lobby with useful storage cupboard beneath the stairs and pvcu and frosted double glazed door with frosted pvcu double glazed window over.

Basement

This is accessed from the dining kitchen.

Lobby

With frosted pvcu double glazed window, from here a door gives access to a downstairs WC with ceiling light point, frosted pvcu double glazed window and fitted with a suite comprising hand wash basin and low flush WC. A staircase from the lobby leads down to the cellar which comprises two rooms. The first is 14'3" x 12'5" with timber and glazed door, wall mounted Ideal gas fired central heating boiler and plumbing for automatic washing machine. There is also a small store room. A doorway then leads to cellar number two which is 14'2" x 13'5" this has a timber and frosted glazed door and ceiling light point.



First Floor Landing

With storage cupboard, two ceiling light points, central heating radiator and staircase rising to the second floor. From the landing access can be gained to the following rooms..-

Bedroom One

14' 5" x 10' 2" (4.39m x 3.10m)

With a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and chimney breast.

Bedroom Two

14' 4" x 10' 2" (4.37m x 3.10m)

With a pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and chimney breast.

Bedroom Three

8' 7" x 6' 3" (2.62m x 1.91m)

This is situated adjacent to bedroom two and has pvcu double glazed window, ceiling light point and central heating radiator.

Bathroom

11' 0" x 8' 8" (3.35m x 2.64m)

With frosted pvcu double glazed window with ceiling light, extractor fan, central heating radiator and fitted with a suite comprising corner panelled bath with electric shower over, wash basin and low flush WC.

Second Floor Landing

With ceiling light point and from here access can be gained to the following..-

Bedroom Four

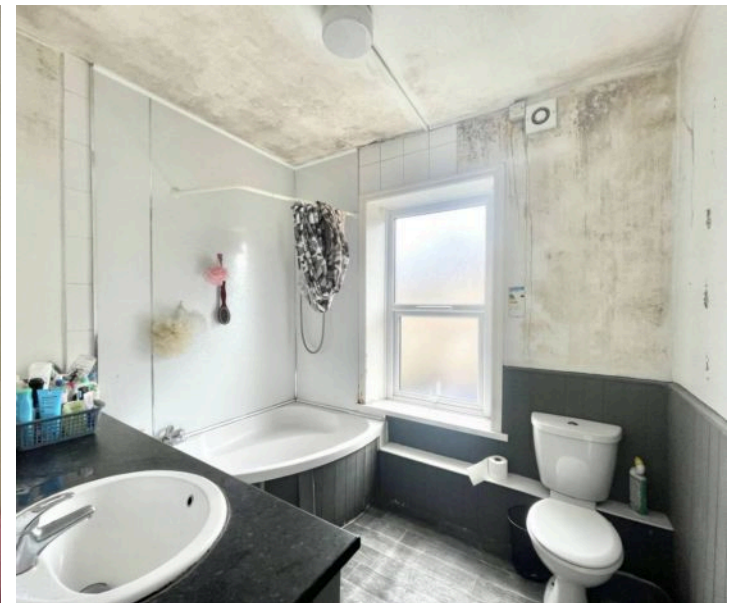
19' 0" x 7' 8" (5.79m x 2.34m)

With a velux double glazed window, ceiling light point and central heating radiator.

Bedroom Five

13' 5" x 7' 6" (4.09m x 2.29m)

With velux double glazed window, ceiling light point and central heating radiator.



Garden

To the front of the property there is a pathway leading to the front door and adjacent to this there is a flagged and concrete area with planted shrubs to the borders. To the rear there is a pathway giving access to the back door and adjacent to this there is a garden area with planted shrubs.

Garage

There is on street permit parking.

ADDITIONAL DETAILS

- THE PROPERTY HAS PVCU DOUBLE GLAZING
- THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM
- FOR DIRECTIONS ENTER THE POSTCODE HD1 3BR



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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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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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



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