

**3 Moss Street
Newsome
Huddersfield
HD4 6NL**

**Price: Offers
over
£425,000**



RESIDENTIAL INVESTMENT OPPORTUNITY

**Block of 4 apartments generating an income of
approximately £34,500 per annum**

- All apartments reserved under contract for academic year of 2025/26.
- 2 Two bedroom and 2 studio apartments finished to a good modern standard.
- The property is built to Code 5 Sustainable Building Standards, with extra insulation, Mechanical Heat Recovery and ventilation to each apartment and solar panels.
- Good on-site car parking to the rear.
- For the private rented sector as well as the student market.

DESCRIPTION

The property comprises a purpose-built block of 4 residential units which was constructed in 2015. It is finished to a high standard with sustainability in mind, completed to Code 5 Sustainable Building Standards, with extra insulation and having 4KW photovoltaic panels and individual Mechanical Heat Recovery Ventilation (MVHR) systems within each apartment.

The property is held as an income producing investment generating around £34,500 per annum for the past 3 years and is under contract for the academic year of 2025/26.

Whilst the residential are commonly students, it is the type of accommodation that would also be attractive to the private rented sector and, in addition to the sustainability factors, the property benefits from:-

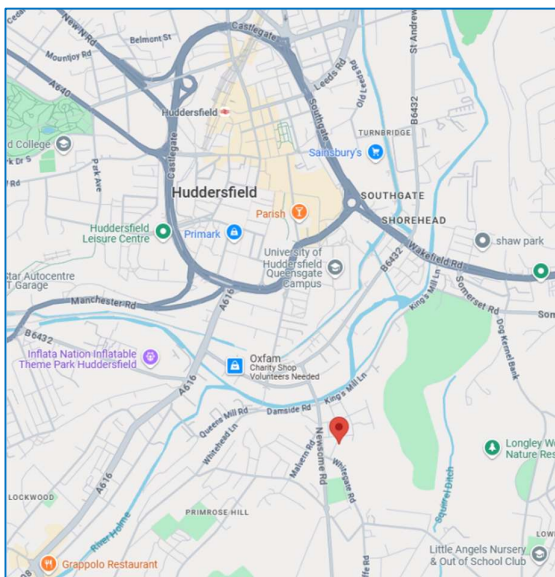
- Off road car parking
- Security cameras and video entry system
- High speed broadband, including Cat 5 cabling and port to each flat
- Outside garden area
- Each apartment is fully furnished

The property is constructed using timber frame with a 25yr warranty with stone outer cladding under a pitched slate covered roof with PVCu double glazing throughout.

LOCATION

The property is located in the district of Newsome to the south of Huddersfield town centre within walking distance of the town and the University Campus.

This is a popular residential area and is close to local amenities.



ACCOMMODATION

Floor	Unit No.	Type	Floor Area	
			m ²	ft ²
Ground	1	2 Bed	48	517
	2	1 Bed (Studio)	30	323
First	4	2 Bed	48	517
	5	1 Bed (Studio)	30	323

ASKING PRICE

Offers over £425,000.

TENURE

Freehold.

COUNCIL TAX BANDS

Apartment No.	Band
1	A
2	A
3	A
4	A

VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS
Jonathan.wilson@bramleys.com

George Aspinall
George.aspinall@bramleys.com

VAT

VAT may be charged on the property or rent and we therefore recommend that seriously interested parties seek the appropriate legal advice.

TENANCIES

All apartments are let under Assured Shorthold Tenancies for the academic year of 2025/26.





[bramleys.com/commercial](https://www.bramleys.com/commercial)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu 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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