

# bramleys

COMMERCIAL

# For Sale

**24 Somerset Road  
Almondbury  
Huddersfield  
HD5 8HZ**

**Price:  
£295,000**



## RESIDENTIAL INVESTMENT OPPORTUNITY

**Gross Rental Income £25,116 per annum**

**Initial Yield based on Asking Price 8.5%**

- Attractive stone built terrace providing 5 student bedrooms with shared kitchen and bathroom facilities
- The property is well positioned within walking distance of the University complex and Huddersfield town centre
- This is an accessible location close to amenities within the nearby district of Aspley
- Let for 12 months from 14 June 2023.

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## DESCRIPTION

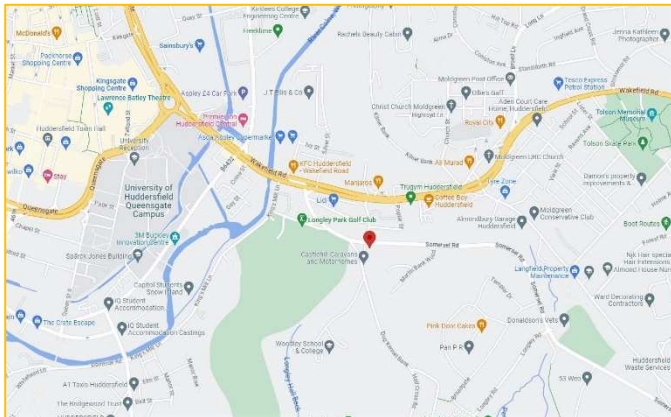
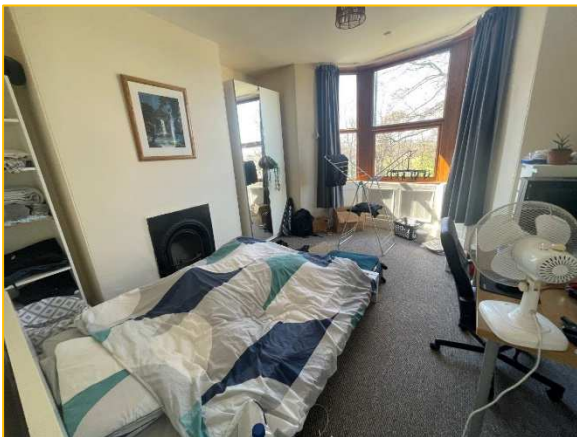
The property comprises an attractive stone built end of terrace property which has been converted to provide 5 student bedrooms and is available to acquire as an income producing residential investment opportunity. The property is fully let under a single tenancy generating an income of £25,116 per annum, plus contributions towards electricity.

The property is ideal for ongoing letting to the student sector, being positioned in close proximity to local amenities, the University complex and the town centre, and has the benefit of shared bathroom and kitchen facilities.

## LOCATION

The property is positioned along Somerset Road which connects the district of Aspley with the nearby village of Almondbury. It is a short distance from the A642 Wakefield Road and is within walking distance of Huddersfield town centre and the University complex.

This is a good location for student use due to its proximity to the University Campus in addition to being close to local amenities including the nearby Lidl, Asda, Iceland, Subway and KFC.



## ACCOMMODATION

The property is let under a single tenancy to 5 occupiers at varying rents with a gross income amounting to £25,116 per annum.

Each of the tenancies require occupiers to contribute £10 per week towards utilities. The landlord is responsible for payment of the utilities and insuring the building, in addition to ensuring the HMO Licence is maintained. Copies of the necessary certification can be obtained from the agent on request.

## PRICE

£295,000

## TENURE

The property is held under a long leasehold title under Title No. YK7345 for a term of 999 years from 29 September 1875.

## COUNCIL TAX BAND

A.

## LOCAL PLANNING AUTHORITY

Kirklees Metropolitan Council  
Planning Service  
PO Box B93, Civic Centre  
Off Market Street  
Huddersfield HD1 2JR

## WATER AUTHORITY

Yorkshire Water  
PO Box 52  
Bradford  
BD3 7YD

## VIEWING

Contact the agents

Jonathan J Wilson BSc(Hons) MRICS  
[Jonathan.wilson@bramleys1.co.uk](mailto:Jonathan.wilson@bramleys1.co.uk)

George Aspinall  
[George.aspinall@bramleys1.co.uk](mailto:George.aspinall@bramleys1.co.uk)

## VAT

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

## EPC ASSET RATING: E.

# 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

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: [commercial@bramleys1.co.uk](mailto:commercial@bramleys1.co.uk)

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