



**Byram Street, Huddersfield HD1 1DR**



**welcome to**

**Byram Street, Huddersfield**

ATTENTION INVESTORS LOOKING FOR A GOOD YIELD. Town centre apartment being sold with tenant in situ having spacious double bedroom with storage, open plan living and fully tiled bathroom. Intercom entry system and amazing views over the town centre.



## Property Details

### Open Plan Living

23' 8" x 11' 11" ( 7.21m x 3.63m )

Superbly spacious open plan living area having wood laminate flooring throughout and warmed by two electric wall mounted radiators. The kitchen area has a range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Having an integrated electric oven and hob with extractor over. Space for dishwasher and fridge. Sink unit with drainer. The room is flooded with plenty of natural light from the three double glazed windows to the front and two at the side.

### Bedroom One

10' 2" x 10' 8" ( 3.10m x 3.25m )

Good sized bedroom having carpeted flooring and warmed by an electric radiator. Wardrobe space. There is a double glazed window to the side.

### Bathroom

Bathroom suite comprising bath with shower over, wash hand basin with vanity and low flush WC. Being fully tiled and having ceiling downlights.



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## **Byram Street, Huddersfield**

- Town Centre Location
- Ideal For Investors - BEING SOLD WITH TENANT IN SITU
- Amazing Views Over The Centre
- Open To Sensible Offers

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

fixed price

**£75,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HDF115251 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**