



Woodhead Road, Huddersfield HD4 6ER

welcome to

Woodhead Road, Huddersfield

A rare opportunity to invest in a sizeable HMO with scope for good returns, offered in a presentable condition and located close to public transport links, the centre of Huddersfield and the University. Off-road parking is available and there's potential for further development into the basement.



Entrance Hall

Carpeted entrance hall, with access to three storage cupboards. Warmed by a central heating radiator, and access to the rear of the property.

Cellar

Fantastic opportunity for further development, a double glazed window to the rear, warmed by a central heating radiator.

Kitchen

11' x 17' 4" (3.35m x 5.28m)

Spacious tiled kitchen fitted with wood effect base and wall units with laminate work tops. Ample space for dining table and chairs. An integrated electric oven, two gas hobs, and two drainer sinks. Two double glazed windows to the rear, space for under counter washing machine, and fridge, warmed by a central heating radiator.

Bedroom One

10' 2" plus recess x 10' 7" (3.10m plus recess x 3.23m)

Good sized double bedroom with carpeted flooring, a double glazed window to the front, and warmed by a central heating radiator.

Bedroom Two

Bedroom Three

Bathroom One

Good sized bathroom, with shower cubicle and extractor fan , low flush WC and pedestal sink. Warmed by a central heating radiator.

First Floor

Consisting of Five bedrooms, one box room.

Bed Four - partial en suite (shower and sink)

Bed Seven - Larger bedroom with en suite

Landing

Carpeted landing with access to loft via loft hatch. Arched double glazed window to the rear, with a boiler cupboard.

Bathroom Two

Carpeted bathroom with shower cubicle. Low flush WC, wash hand basin and an extractor fan. Warmed by a central heating radiator

External

Front Garden

The front garden offers parking with a driveway. Plus a shed - offering extra storage.

Rear Garden

Extra parking at the back, space enough for another car.



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welcome to

Woodhead Road, Huddersfield

- Incredible investment opportunity
- HMO with 8 rooms with Further development potential
- Good scope for rental returns
- Convenient location Plus Off-road parking available
- No onward chain
- Sizeable property

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1919. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116771 - 0005

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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



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk