



Birkby Hall Road, Huddersfield HD2 2TL

welcome to

Birkby Hall Road, Huddersfield

Calling all investors - a fabulously spacious HMO with sitting tenants in a highly sought-after location close to local amenities, public transport routes and the M62 networks. Offered with no onward chain, with an enclosed rear garden and additional basement space with scope for further development



Cellar

Two room cellar with Yorkshire stone floor, and original features. Plus a fireplace.

Ground Floor

Bedroom One

14' 5" into recess x 14' 9" (4.39m into recess x 4.50m)
Spacious bedroom with carpeted flooring, a double glazed window to the front, and fitted with a kitchenette.

Bedroom Two

14' 10" into recess x 14' 3" (4.52m into recess x 4.34m)
Carpeted bedroom with a shower cubicle. With a double glazed window.

Bedroom Three

14' 7" x 13' 3" to chimney breast (4.45m x 4.04m to chimney breast)
Spacious bedroom with carpeted flooring, integrated cupboards, and a double glazed window to the rear.

First Floor

First floor landing with carpeted flooring, plus an arched single glazed window with coloured glass to the rear.

Bedroom Four

Mirrors bedroom five but with a double glazed window to the rear, and integrated storage understair cupboard.

Bedroom Five

14' 3" x 13' 4" to chimney breast (4.34m x 4.06m to chimney breast)
Spacious double bedroom with carpeted flooring, a double glazed window to the front.

Bedroom Six

11' 5" x 12' 5" (3.48m x 3.78m)
Good sized bedroom with carpeted flooring, With two double glazed windows to the front and side.

Bathroom One

Spacious bathroom with laminate flooring, A double glazed window to the front, integrated cupboards, heated towel rail, low flush WC, wash hand basin, and shower cubicle.

Bathroom Two

Good sized bathroom with laminate flooring, heated towel rail, low flush WC, wash hand basin and shower cubicle.

Second Floor

Bedroom Seven

21' 2" x 8' 5" head height (6.45m x 2.57m head height)
Spacious attic room with a skylight and carpeted flooring.

External

Front Garden

Flagged yard with lawn to the front and side.

Rear Garden

Lawned garden enclosed by walls.



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Birkby Hall Road, Huddersfield

- ****Guide Price £270,000 - £280,000****
- **ATTENTION INVESTORS**
- **Highly sought-after location and No onward chain**
- **HMO with sitting tenants Plus Additional scope for development of basement - Rent Reviews overdue on 2 rooms**
- **Income of circa 24k p/a**
- **Spacious throughout**
- **Enclosed rear garden**

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1869. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117266 - 0004

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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.



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