

# Birkby Hall Road, Huddersfield HD2 2TL

william h brown

## 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 (  $6.45m \times 2.57m$  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.





## welcome to

# 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

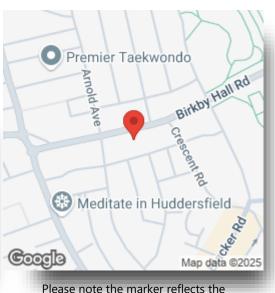
This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1869. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

# £270,000







Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: HDF117266 - 0004 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.

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