



**Woodhead Road, Huddersfield HD4 6ER**

**welcome to**

**Woodhead Road, Huddersfield**

Rare fully let, sizeable 8 bed HMO investment opportunity with scope for good returns, offered in a presentable condition and located close to public transport links, centre of Huddersfield and University. Off-road parking is available with potential for further development into the basement.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **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 Eight**

## **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 Landing**

Consisting of five bedrooms, carpeted landing with access to loft via loft hatch. Arched double glazed window to the rear, with a boiler cupboard.

## **Bedroom Three – en-suite**

**Bedroom Four** - partial en suite (shower and sink)

## **Bedroom Five**

## **Bedroom Six**

**Bedroom Seven** - Larger bedroom with en suite

## **Bathroom Two**

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

## **External**

The front garden offers parking with a driveway. Plus a shed - offering extra storage. Extra parking to the rear, space enough for another car.



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## Woodhead Road, Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Incredible investment opportunity with NO ONWARD CHAIN
- Sizeable HMO with 8 rooms with further development potential
- Good scope for rental returns
- Convenient location Plus Off-road parking available

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.

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117375 - 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.



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)