



**Sheepridge Road, Sheepridge, Huddersfield HD2 1HH**



**welcome to**

**Sheepridge Road, Sheepridge, Huddersfield**

A rare opportunity to invest in two units with a high rental yield, finished to a good standard and with tenants in situ. Located close to schools, public transport routes and Huddersfield town centre, making an ideal location for students and professionals alike. Offered with no onward chain.



## **Main House Entrance Hall**

Carpeted entrance hall warmed by a central heating radiator.

## **Lounge/Kitchen**

15' 3" into recess x 17' 2" ( 4.65m into recess x 5.23m )

### **Lounge**

Open plan lounge into kitchen with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front.

### **Kitchen**

The kitchen is fitted with a laminate floor, integrated electric oven and hob plus extractor fan. With a range of base and wall units. Space for stand alone fridge/freezer and a utility cupboards with space for washing machine. Plus a double glazed window to the rear.

## **First Floor Landing**

Carpeted landing with a double glazed window to the rear.

## **Bedroom One**

9' 2" x 8' 5" ( 2.79m x 2.57m )

Good sized bedroom with a double glazed window to the rear. Carpeted flooring, warmed by a central heating radiator. Access to loft via loft hatch with ladder.

## **Bedroom Two**

8' 5" x 5' 7" ( 2.57m x 1.70m )

Good sized single room with carpeted flooring and a double glazed window to the front. Warmed by a central heating radiator.

## **Bedroom Three**

9' 5" x 8' 4" ( 2.87m x 2.54m )

Another good sized bedroom with carpeted floor, a double glazed window to the front, and warmed by a central heating radiator.

## **Bathroom**

WC fitted with laminate flooring, low flush WC and wash hand basin plus extractor fan.

## **Shower Room**

Shower room with tile flooring, walk in shower cubicle and extractor fan.

## **Basement Flat Kitchen/Lounge**

17' 2" x 14' 11" plus doorway ( 5.23m x 4.55m plus doorway )

Spacious kitchen/lounge with laminate flooring, warmed by a central heating radiator. Double glazed window to the front, fitted with base and wall units, integrated fridge/freezer electric oven and hob with extractor hood, space for washing machine and freezer.

## **Bedroom One**

8' 3" x 7' 11" ( 2.51m x 2.41m )

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

## **Bathroom**

Good sized bathroom with tiled flooring, warmed by a heated towel rail. Fitted with a low flush WC, wash hand basin and walk in shower. With a double glazed window to the front.

## **External**

Rear garden with a stone gravel area, and a raised lawn area. fully enclosed by fence.



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## Sheepridge Road, Sheepridge, Huddersfield

- Fantastic investment opportunity, With separate one bedroom apartment
- No onward chain
- Currently achieving a total of £1200 per calendar month, £14,400 per annum
- Close to Huddersfield town centre, Great location for schools
- Good standard of décor throughout
- Rear garden space
- Both Achieving Good Rental Income Sold With Tenants in Situ

Tenure: Freehold EPC Rating: D

offers in the region of

**£160,000**



Please note the marker reflects the postcode not the actual property

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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)**