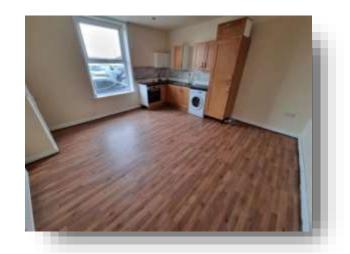


**Canal Street, Huddersfield HD1 6NY** 

# welcome to

# **Canal Street, Huddersfield**

ATTENTION INVESTORS - FANTASTIC INVESTMENT OPPORTUNITY. TAKE A LOOK>>>> TWO BEDROOM property WITH SELF-CONTAINED BASEMENT STUDIO apartment.













### Ground Floor Side Porch

Access to 1A. Door to the lounge of No 1. A staircase descends to the basement flat.

#### **Entrance Hall**

A door leads to the living kitchen. A staircase rises to the first floor.

## **Living Room/Kitchen**

15' 3" x 14' 11" ( 4.65m x 4.55m )

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Appliances include an electric oven and hob with cooker hood extractor above, along with space and plumbing for a washing machine and space for a fridge freezer.

### First Floor Bedroom One

14' 11" x 12' 1" ( 4.55m x 3.68m )

Spacious double bedroom warmed by a radiator and fitted with a double glazed window.

#### **Bedroom Two**

8' 1" x 7' 10" ( 2.46m x 2.39m )

Good sized second bedroom with a double glazed window. Warmed by a central heating radiator.

#### **Bathroom**

Furnished with a suite comprising shower cubicle, wash hand basin and a WC. The room includes a radiator and has a double glazed frosted window.

#### **Basement Flat**

14' 3"  $\times$  14' 8" max into recess ( 4.34m  $\times$  4.47m max into recess )

## **Living Room/Kitchen**

(L-shaped room)

The flat comprises a kitchen fitted with a range of wall and bases units with complementary work surfaces incorporating a sink and drainer, electric oven and hob with cooker hood above, plumbing for a washing machine and space for fridge freezer.

#### **Shower Room**

Furnished with a suite comprising shower cubicle, wash hand basin and a WC. The room is warmed by a radiator.





# welcome to

# **Canal Street, Huddersfield**

- Two bedroom terraced property with a self contained basement studio apartment
- Newly fitted kitchen
- Spacious rooms
- Central location
- Investor opportunity ALMOST 10% GROSS YEILD

Tenure: Leasehold EPC Rating: D

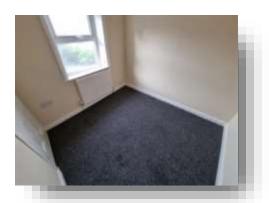
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1880. 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

£130,000







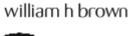
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117878



Property Ref: HDF117878 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.







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