



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" x 14' 8" max into recess (4.34m x 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.



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- 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

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Property Ref:
HDF117878 - 0003

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