

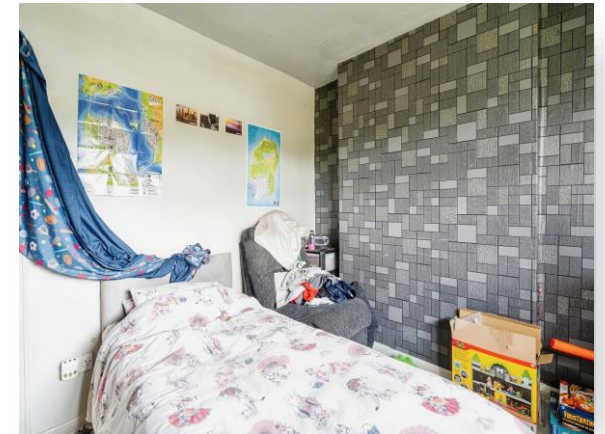


Gilbert Grove, Huddersfield HD4 5EU

welcome to

Gilbert Grove, Huddersfield

Two bedrooms, spacious rooms throughout. A Fabulous investment opportunity, for those looking to expand their portfolio, presented in move-in condition. Sold With Tenants In Situ.



Ground Floor

Entrance

Front door to hallway with stairs to first floor.

Lounge

15' 10" plus bay x 10' 11" into recess (4.83m plus bay x 3.33m into recess)

Superbly spacious reception room warmed by an electric fire plus central heating radiator. The room has laminate flooring, a double glazed bay window to the front plus a double glazed window to the rear.

Kitchen

15' 11" x 10' 1" max into recess (4.85m x 3.07m max into recess)

Superb sized kitchen fitted with a range of base and wall units with contemporary work surfaces. Space for cooker, washing machine and fridge freezer. With tiled flooring, central heating radiator, external door and two double glazed windows to the front and rear.

First Floor Landing

With carpeted flooring, loft hatch and a double glazed window to the rear.

Bedroom One

15' 11" x 10' 1" max into recess (4.85m x 3.07m max into recess)

Superb sized double bedroom with carpeted flooring and warmed by a central heating radiator. Two double glazed windows to the front plus a double glazed window to the rear.

Bedroom Two

10' 10" into recess x 9' 9" (3.30m into recess x 2.97m)

Good sized double bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window to the front.

Bathroom

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With tiled flooring, central heating radiator and a double glazed window to the rear.

External

Externally, the property has lawned gardens to both the front and the rear, enclosed by timber fencing. Parking is freely available on the road just outside.



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welcome to

Gilbert Grove, Huddersfield

- Close To Public Transport Links, Local Schools and Amenities - Train Station Also Close By
- Great Investment Property Earning 6.3% Rental Yield
- Garden To The Front and Rear
- No Through Road
- Nicely Presented With Spacious Rooms
- Sold With Tenants In Situ With A Current Rent Income Of £525 monthly
- Newly Rewired

Tenure: Freehold EPC Rating: D

offers in the region of

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116745 - 0005

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