



## 83 New North Road

Huddersfield, HD1 5ND

Guide Price £495,000 Freehold







A fantastic investment opportunity has arisen to purchase this attractive and modern conversion of four apartments within a substantial, Freehold period property, close to Huddersfield Town centre. The conversion was undertaken approximately 5 years ago and benefits from high specification fixtures and fittings throughout, with each apartment benefitting from double glazing, electric heaters and an allocated parking space to the rear.

Generating gross income of £32,520 and a yield of in excess of 6.5% at the advertised marketing figure, and currently fully occupied. All lets are standard Assured Shorthold Tenancy agreements, either subject to a fixed term period or holding over on a rolling basis so remaining available for rent review on an annual basis at the appropriate anniversaries.

#### Location:

Siting in a convenient central location just outside Huddersfield ring road and within close proximity of the main bus station & railway hub providing direct links to Leeds & Manchester. The substantial period building sits back from the road with lawn to the front and allocated parking to the rear. A wealth of amenities/leisure facilities offered by Huddersfield centre can be reached on foot.

#### Accommodation:

Apartment 1: Achieving £650pcm on a fixed term, expiring 6th May 2024.

EPC Rating: 58 (D)

This two bedroom apartment benefits from it's own self contained entrance and sits at lower ground floor level. The accommodation enjoys an open plan living and kitchen area with a range of matching base, wall and drawer units with integrated appliances, and a modern bathroom comprising: bath with overhead shower, wash hand basin set within a vanity unit and low flush WC.

Apartment 2: Achieving £745pcm on a fixed term expiring 14th April 2024.

EPC Rating: 63 (D)

Accessed via the communal entrance and located on the ground floor, Apartment 2 briefly comprises; an open plan lounge/kitchen with a good range of modern units with tiled splashbacks, sink and drainer and integrated appliances including an electric oven and hob with extractor above. There are two double bedrooms and a bathroom featuring bath with shower over, wash hand basin set within a vanity unit and low flush WC.

Apartment 3: Achieving £700pcm on a fixed term expiring 31st March 2024.

EPC Rating: 62 (D)

Located to the first floor with access via the communal entrance, Apartment 3 enjoys two double bedrooms and an open plan lounge / kitchen. The kitchen area with modern units, sink and drainer, also includes an integral electric oven, hob, extractor fan, fridge freezer and washer dryer. The bathroom features a bath with overhead shower, wash hand basin within a vanity unit and low flush WC.

Apartment 4: Achieving £615pcm on an AST holding over on monthly periodic.

EPC Rating: 61 (D)

Accessed via the communal entrance, with a first floor entrance leading up to the accommodation on the second floor, Apartment 4 enjoys a generous lounge and a double bedroom. The kitchen benefits from a good range of base, wall and drawer units with tiled splashbacks and integral appliances including; electric oven and hob, fridge freezer and washer dryer. The bathroom comprises of a wash hand basin set within a vanity unit, low flush WC and bath and shower over.

Each apartment is Council Tax Band A with Kirklees Council.



Council tax band: A

EPC rating: D

Ground rent: N/A

Service charge: N/A

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