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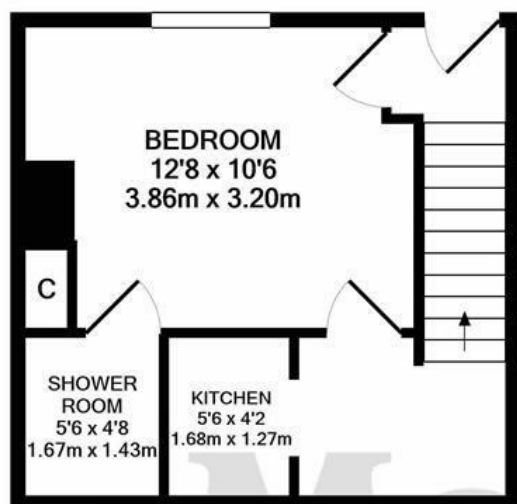
## Moss Street, Huddersfield, Yorkshire

**Offers over £90,000**

### **\*\* FANTASTIC INVESTMENT OPPORTUNITY \*\***

A fabulous opportunity for the investment buyer to acquire this stone-built, through, terraced property. The house, which is situated within walking distance of Huddersfield University and Huddersfield town centre, has previously been converted to form student accommodation, briefly comprises entrance hall, living kitchen, basement conversion with double bedroom, separate kitchen facilities, en-suite shower room and rear entrance / utility area. To the first floor, there are two further double bedrooms and a separate shower room. The property enjoys gas central heating, is fully uPVC double glazed, and has smoke alarms throughout.

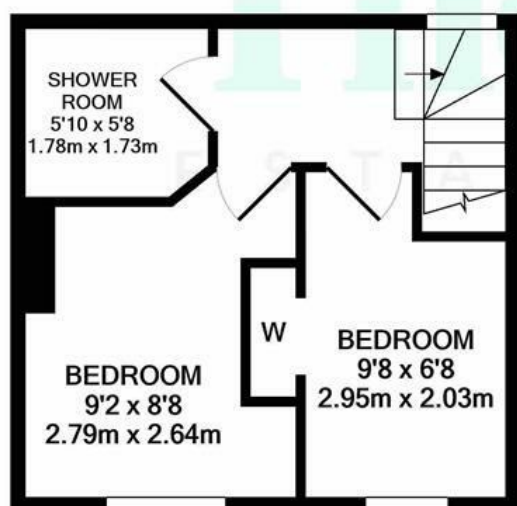
(Previous rental income was £90 per student, per week.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.5 SQ.M.)

**TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.6 SQ.M.)

# Moss Street, Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC double glazed door opens to the entrance hall, where there are spotlamps to the ceiling and an oak laminate style floor. A staircase rises to the first floor.

### Living Kitchen

Set to the front of the property, this room has lots of light from a large uPVC double glazed window to the front elevation. There are three wall light points, a TV aerial point and a radiator. Laminate flooring takes us into the kitchen area.

The kitchen has a range of base cupboards, drawers and roll-edged worktops with tiled splashbacks and matching wall cupboards over. There are integrated appliances, including split level hob and oven with overlying extractor hood. There are inset downlights to the ceiling, plumbing for an automatic washing machine, and this room is home to the main Eco Elite central heating boiler. A staircase leads down to the basement.

## BASEMENT

### Rear Entrance

To the rear entrance there is a uPVC double glazed door, tiled flooring, power points, inset downlights to the ceiling, and plumbing for an automatic washing machine.

### Bedroom One

This double bedroom has a built-in desk area, various power points, a TV aerial point and a radiator. There are built-in wardrobes with various hanging rails and shelving options. A uPVC double glazed window provides light from the rear elevation.

### En- Suite Shower Room

Having a white suite comprising low flush WC and a pedestal hand basin with twin taps over. There is a corner shower cubicle with sliding doors, home to a Mira electric shower. The walls are part-tiled and there is a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan and a radiator.

### Basement Kitchen Area

This compact kitchen area has a range of base cupboards, worktops and tiled splashbacks with matching wall cupboards over. There are integrated appliances, including split level hob and oven with overlying extractor hood. There

are inset downlights to the ceiling and an extractor fan. There is an inset stainless-steel sink unit with overlying mixer tap, a radiator and tiled flooring.

## FIRST FLOOR

### First Floor Landing

From the front entrance, a staircase rises to the first floor landing, where there is a uPVC double glazed window to the rear elevation, access to loft space, spotlamp to the ceiling and a radiator.

### Bedroom Two

This double bedroom has a built-in desk, various power points and a TV aerial point. There is a built-in wardrobe area with hanging rails and shelving option. There are inset downlights to the ceiling, and there is a radiator. A uPVC double glazed window provides additional light from the front elevation.

### Bedroom Three

This double room is also set to the front of the property and has a built-in wardrobe area with various hanging rails and shelving options. There is a built-in desk, inset downlights to the ceiling, power points, a TV aerial point and a radiator.

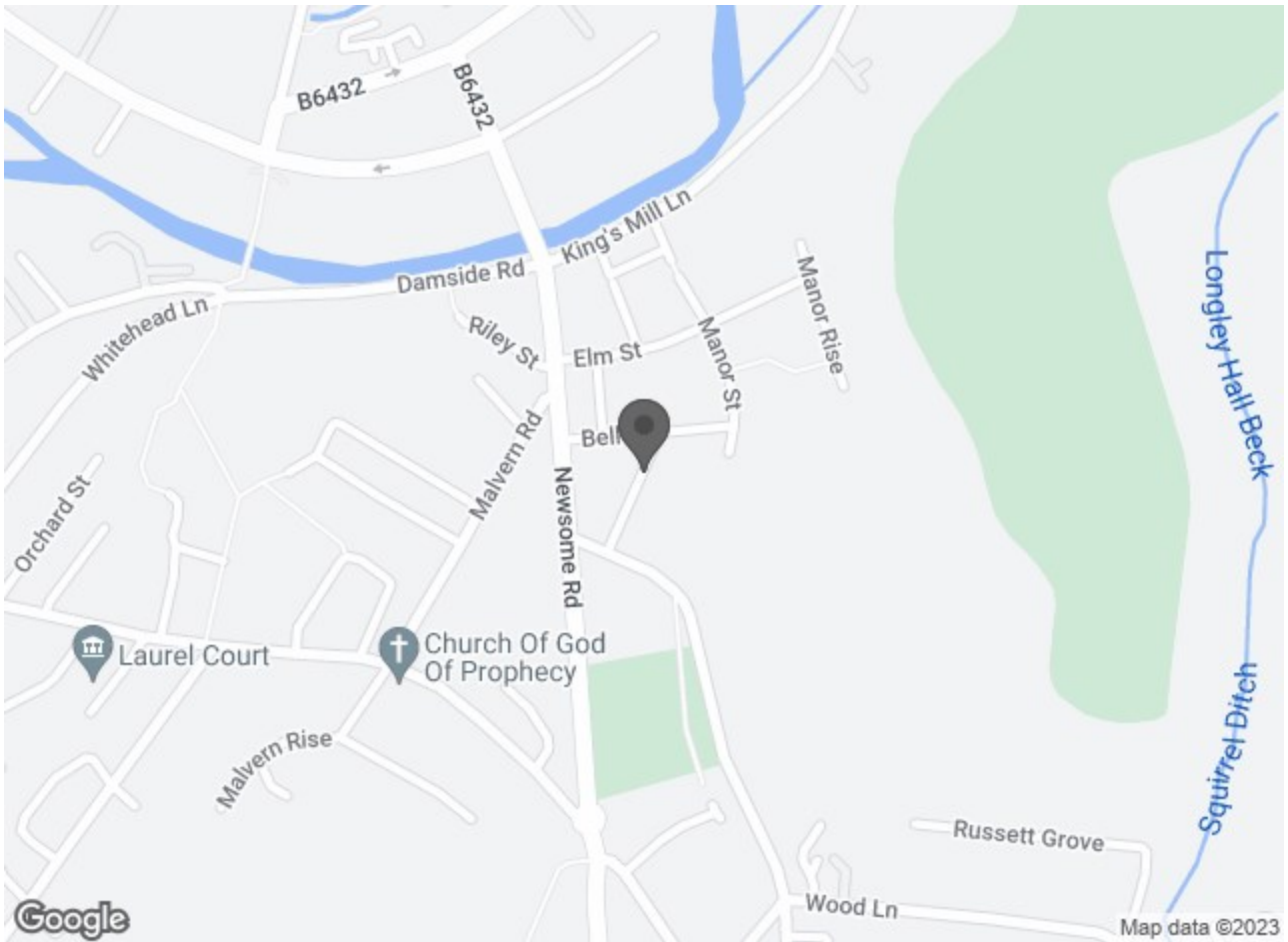
### Shower Room

Having a white suite comprising low flush WC and a pedestal hand basin with twin taps over. There is a shower cubicle with sliding doors, home to a mains fed, Mira shower unit. There are inset downlights to the ceiling and an extractor fan.



# Moss Street, Huddersfield, Yorkshire

Directions



## **Moss Street, Huddersfield, Yorkshire**

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2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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