

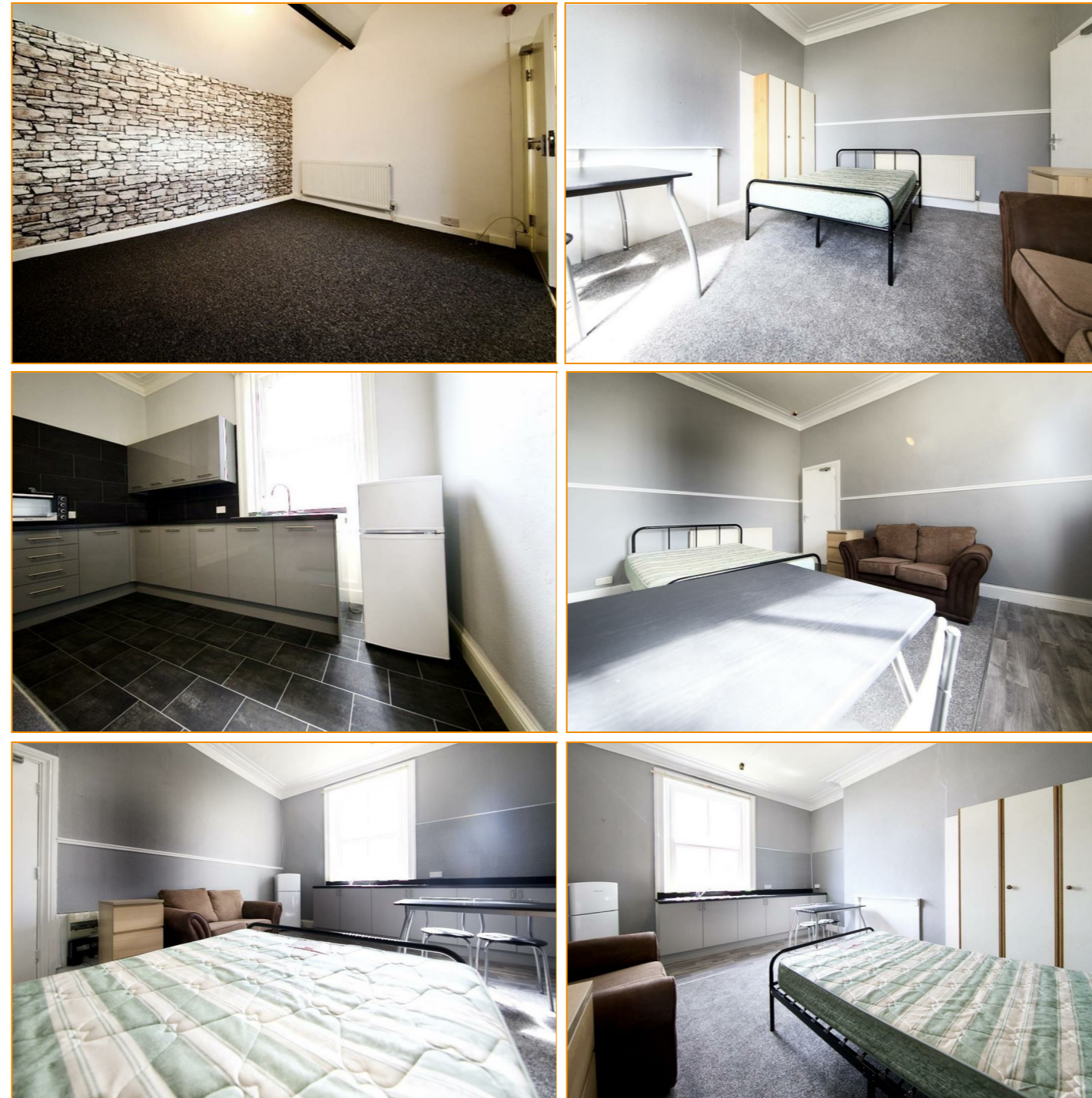
# BOULTONS

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029



Fitzwilliam Street  
Huddersfield, HD1 5PS

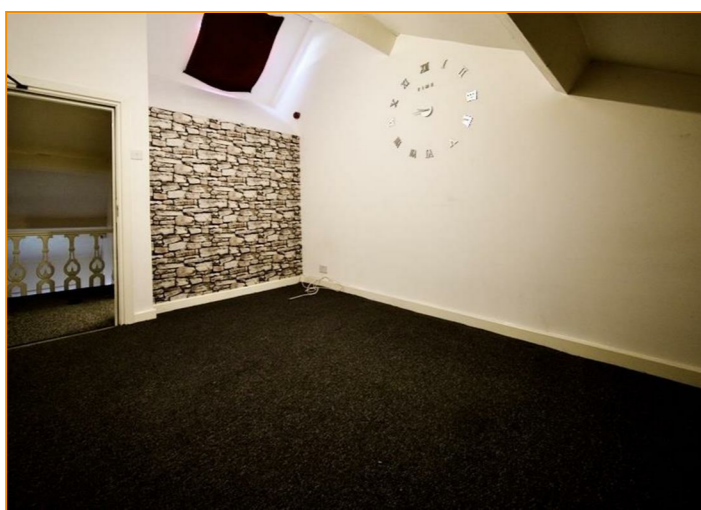
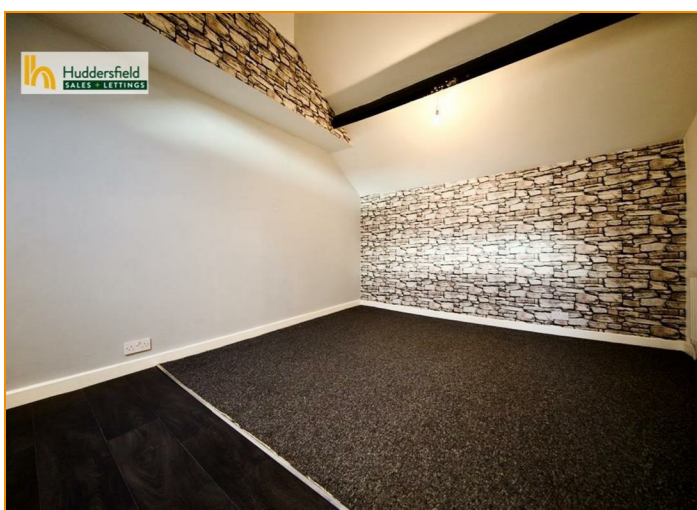
Offers Around £500,000



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A pair of large houses adjoining each other and offered together as one investment block with rent passing off circa £62,000 per annum (gross) and as such providing an excellent yield as is or in the long term and subject to planning there is potential to create any number of schemes such as independent apartments or for commercial use. Grade 2 listed within the conservation area close to the regeneration area surrounding the old technical college on the upper ring road and within walking distance of the town centre and Greenhead Park. If this lot does not reach reserve each individual property will be offered immediately after starting with 121 Fitzwilliam Street.

#### 121 FITZWILLIAM STREET

A large semi detached house offered as a going concern set up as a House of Multiple Occupation

#### LOWER GROUND FLOOR

##### BASEMENT

20'4" x 12'11" max

With timber framed double glazed box sash window, radiator.

##### INNER LOBBY

##### BATHROOM

12'11" x 5'6"

Fitted with a three piece suite in white with mixer tap over the bath, tiled walls and floor, heated towel rail.

##### LETTING ROOM

19'5" max x 16'0"

Fitted with wall and base units, stainless steel inset sink with mixer tap over, four ring electric hob, oven and two central heating radiators.

##### COMMUNAL UTILITY

8'7" x 9'1"

With plumbing for a washing machine, gas meter, tiled floor.

##### LETTING ROOM

##### GROUND FLOOR

##### RECEPTION HALL

With stairs rising to the first floor.

##### INNER REAR LOBBY

Housing the combination boiler, stairs descending to the lower ground floor store rooms and communal utility.

##### LETTING ROOM front

21'1" max into the bay, 17'7" ave x 16'11" max

With wall and base units, stainless steel inset sink with mixer tap, decorative feature fireplace, alcove robe and radiator.

##### LETTING ROOM TWO, rear

14'11" max into the alcove or 13'5" x 16'0"

With wall and base units, stainless steel inset sink, timber framed box sash windows, radiator and robe.

##### FIRST FLOOR

##### LETTING ROOM THREE, rear

16'2" x 14'2" to the chimney breast

With kitchen units and electric hob, oven and stainless steel sink, central heating radiator, alcove robe, timber framed double glazed window.

##### LETTING ROOM, front

15'10" x 14'2"

Including a kitchen area which has a range of modern wall and base units, working surfaces incorporating a stainless steel inset sink, fitted oven, triple alcove wardrobe, timber framed double glazed window and a central heating radiator.

##### COMMUNAL SHOWER ROOM

5'10" max x 8'5" max

With aqua-board walls, shower, low flush wc and pedestal hand wash basin.

##### UTILITY

6'5" max x 4'1" ave

With plumbing for a washing machine and a central heating radiator.

##### BATHROOM

6'0" x 8'7"

With panel bath, pedestal hand wash basin and low flush wc.

##### LANDING

With staircase rising to the second floor attic area.

##### SECOND FLOOR

##### ATTIC LETTING ROOM

14'0" x 15'7" plus dormer

With wall and base units, working surfaces, provision for an electric cooker, stainless steel inset sink and a skylight.

##### LANDING

With a continuation of the turned feature staircase and a central heating radiator.

##### BATHROOM

10'7" x 13'1"

With panel bath, pedestal hand wash basin and low flush wc.

##### REAR HALLWAY

10'4" x 3'6"

With access door

#### 123 FITZWILLIAM STREET

##### LOWER GROUND FLOOR

##### REAR HALLWAY

10'4" x 3'6"

With access door

#### AREA ONE

12'2" max 10'11" ave x 20'8" max, 17'3" ave

With access to a shower room

#### SHOWER ROOM

6'11" x 5'6"

With a shower cubicle, pedestal hand wash basin and low flush wc

#### LOUNGE/KITCHEN

19'7" x 16'0" max, 12'0" min

Fitted with wall and base units, working surfaces and a stainless steel inset sink with mixer tap.

#### STORE ROOMS

#### GROUND FLOOR

##### REAR LOBBY

With the Ideal combination boiler and access to the rear garden.

##### LETTING ROOM, rear

16'2" x 15'1"

With box sash windows, wall and base units, stainless steel inset sink.

##### LETTING ROOM, front

17'3" max x 21'1"

With a bay window to the front elevation, wall and base units, stainless steel inset sink, triple wardrobe and box sash style windows positioned within the bay.

##### FIRST FLOOR

##### LETTING ROOM, front

17'8" x 12'0"

With wall and base units, working surfaces, stainless steel inset sink and box sash windows.

##### LETTING ROOM, rear

12'9" x 9'10"

With box sash windows

##### DRESSING ROOM

5'1" x 4'11"

##### LETTING ROOM, rear

16'6" x 12'4" to the chimney breast

Wall and base units, stainless steel inset sink, box sash windows.

##### BATHROOM, communal

11'5" x 5'8"

Fitted with a three piece suite in a grey colour scheme, radiator, box sash window.

##### LANDING

With turned feature staircase rising to the second floor.

##### SECOND FLOOR

##### ATTIC LETTING ROOM

12'4" x 9'8"

With a skylight

##### COMMUNAL KITCHEN

20'2" max, 15'7" min x 11'10"

Fitted with a range of base and wall units in a cream colour scheme, one and a half bowl sink with mixer tap, dormer style window and a skylight.

##### LANDING

With shower and separate low flush wc and pedestal hand wash basin.

##### OUTSIDE

There is a low maintenance garden to the rear of the property.

##### AGENTS NOTES

There is a selection of historic images contained herein that are for illustrative purposes and were taken when the various units were vacant before a tenant occupied. The auctioneers have not inspected each and every room.

##### VIEWING

Strictly by appointment.

##### TENURE

BOTH PROPERTIES ARE LONG LEASEHOLD.

Date : 14 January 1871

Term : 999 years from 25 March 1870

Rent : £8.10s.8d

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	