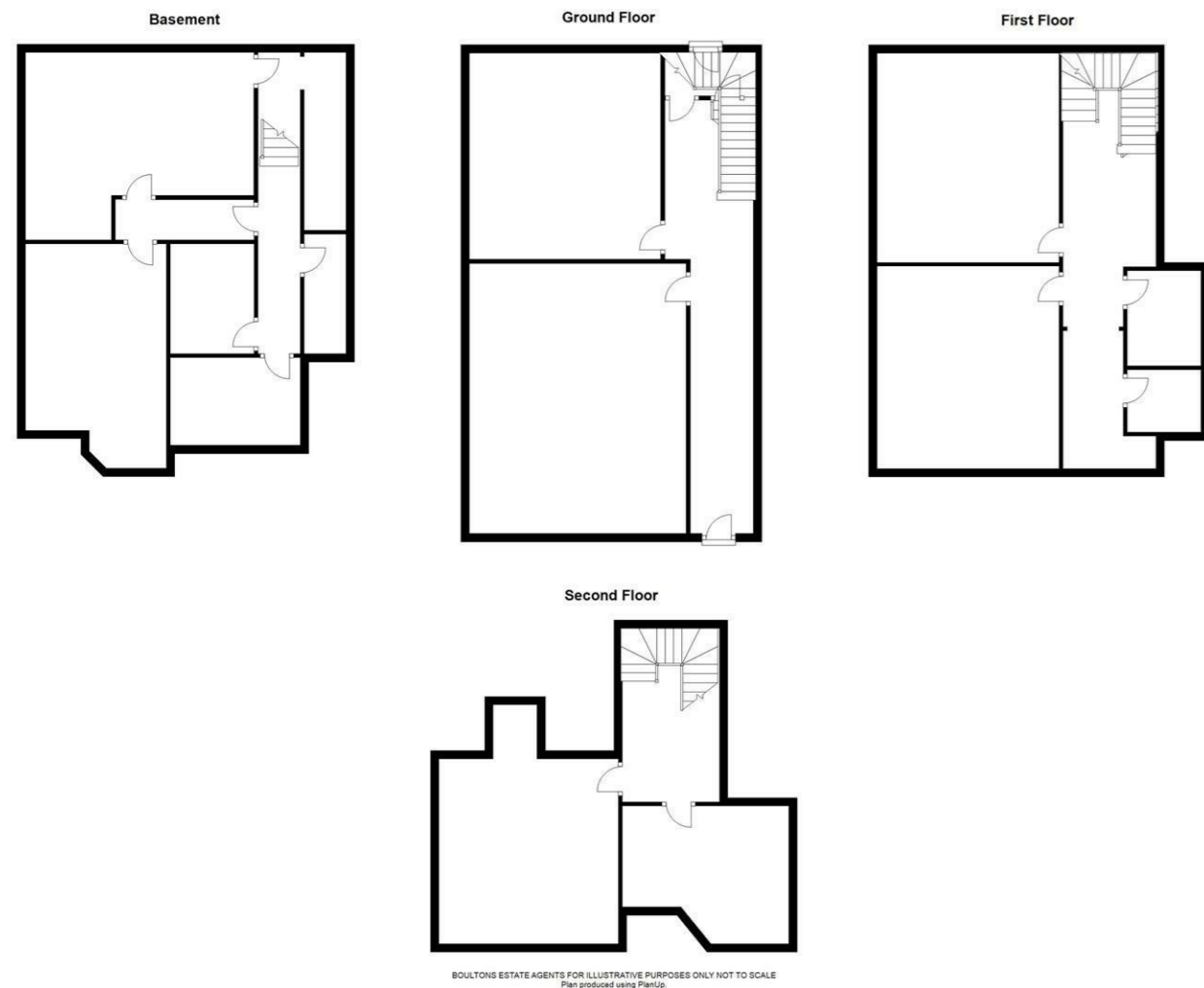
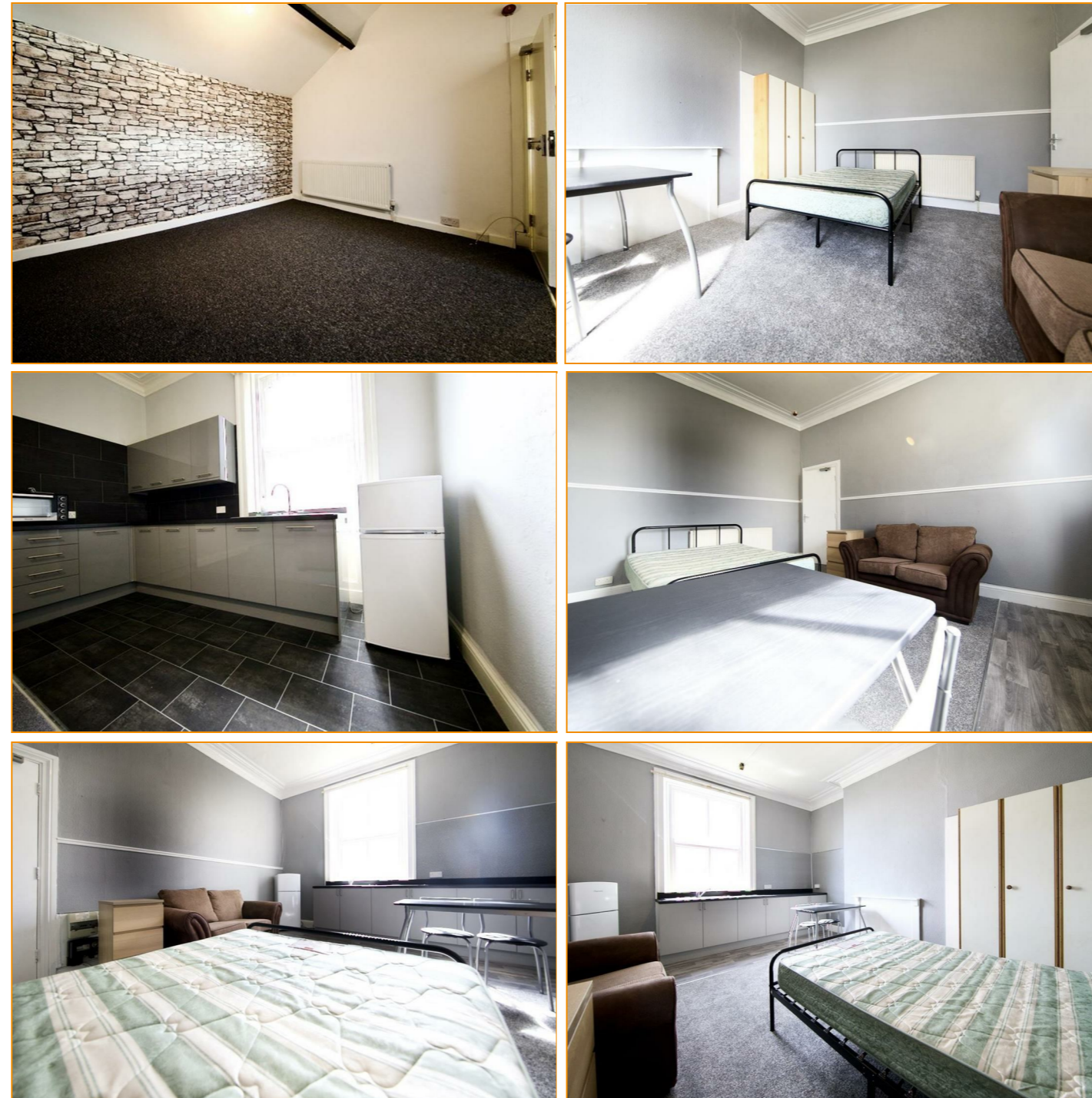


BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



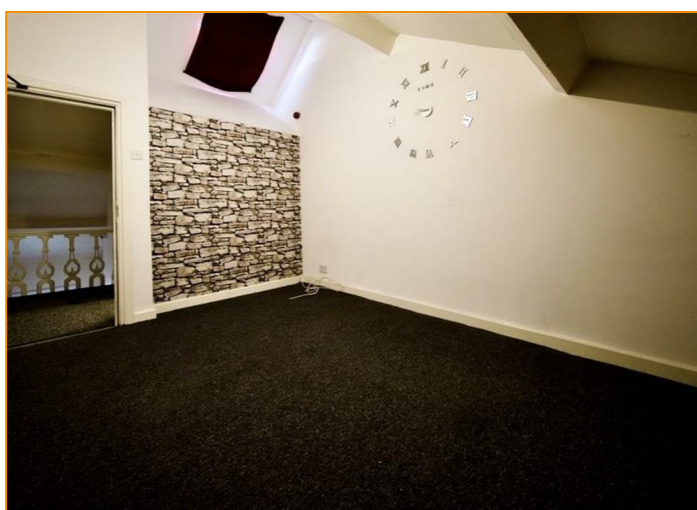
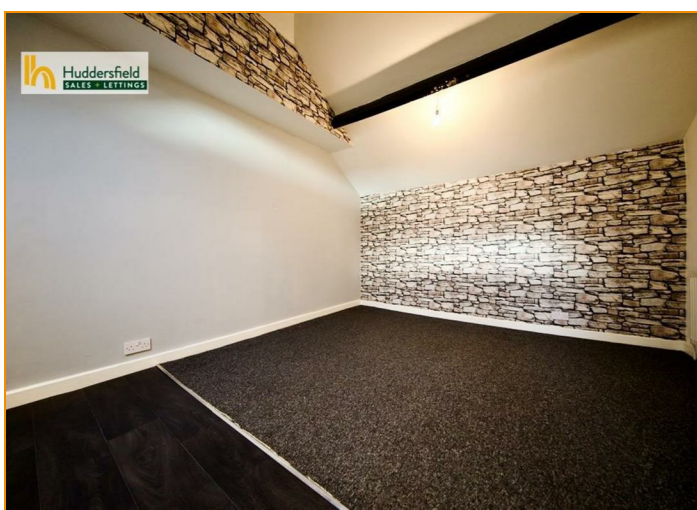
Fitzwilliam Street
Huddersfield, HD1 5PS

Offers Around £500,000



sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



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

