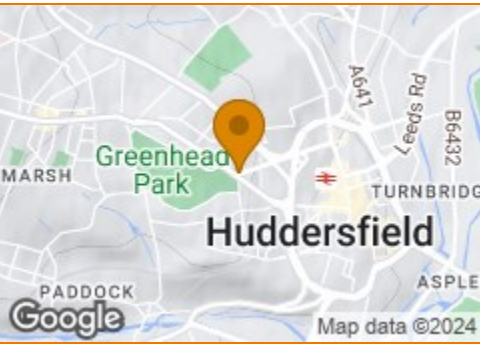


# BOULTONS

Terrain Map



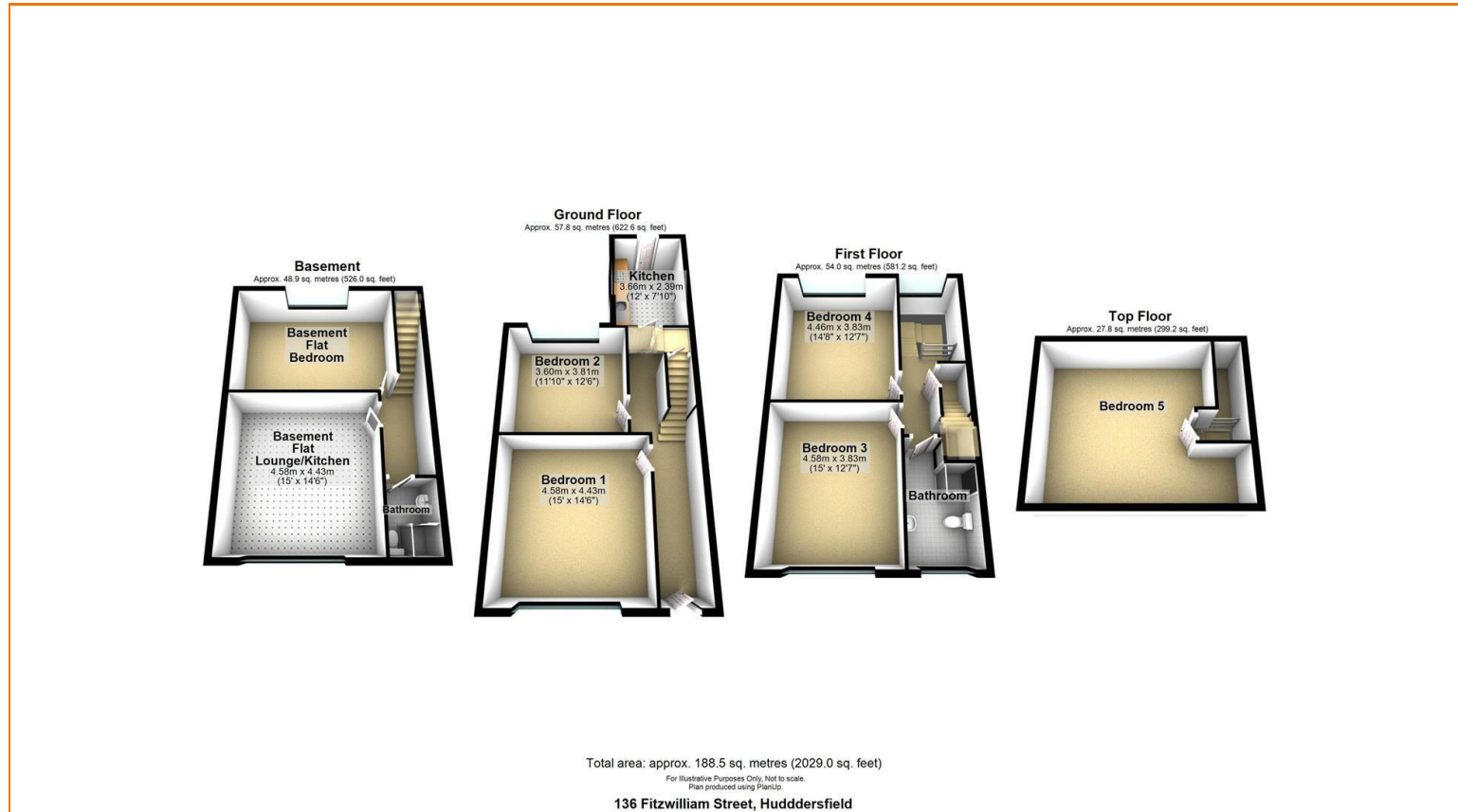
Hybrid Map



Terrain Map



Floor Plan



Fitzwilliam Street  
 , Huddersfield, HD1 5PP

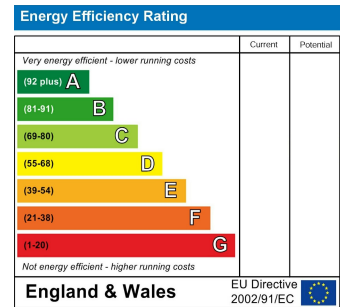
Price £250,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



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# Fitzwilliam Street

, Huddersfield, HD1 5PP

Price £250,000

## TENURE

We believe the property to be a freehold title, further details will be obtained during the conveyancing process.

## COUNCIL TAX BAND A

## EPC RATING



A substantial Ashlar fronted mid terraced property currently under use as a house of multiple occupancy. Enjoying a most convenient edge of town position and close to Greenhead Park. Fully let, POTENTIAL GROSS INCOME OF CIRCA £25,000 PA and having a LONG and SUCCESSFUL HISTORY OF OCCUPANCY. Set out over four floors and with the majority of the rooms let to long established tenants. Offered with no onward chain and having communal kitchen, shower rooms and a gas fired central heating system. At the rear is a dual purpose garden and parking arrangement.

## SECOND SECTION

16'6" x 13'0"

The lower ground floor is let out as one whole self contained unit.

## FIRST FLOOR

### ROOM (front)

15'5" x 12'7" max

With timber framed double glazed window, radiator.

### ROOM (rear)

13'10" x 13'4"

With radiator, double glazed box sash window.

## KITCHENETTE/WASH KITCHEN

With stainless steel inset sink.

## SHOWER ROOM (front)

10'0" x 6'7"

Three piece suite comprising shower cubicle, low flush wc and hand wash basin.

## SECOND FLOOR/ATTIC

### ROOM 5

15'2" x 14'8" purlin to purlin

With base units and stainless steel sink with two Velux windows, radiator.

## OUTSIDE

Street lined to the front, rear car parking/dual purpose garden.

## AGENTS NOTES

Please note that some of the images are from the surrounding area, to protect the privacy of the tenants. Grade 2 listed and conservation area.

## GROUND FLOOR

### COMMUNAL RECEPTION HALL

### ROOM 1 (front)

15'0" x 14'6"

Former lounge with radiator, timber framed double glazed window, decorative feature fireplace.

### ROOM 2 (rear)

Former dining room with decorative feature fireplace, radiator, box sash window.

### COMMUNAL KITCHEN (rear)

12'1" x 7'7"

With wall and base units in white, working surfaces incorporating a stainless steel inset sink with mixer tap, four ring gas hob with stainless steel extractor hood, separate fitted oven, PVC double glazed rear door. Access to the rear.

## LOWER GROUND FLOOR

### SHOWER ROOM

With cubicle, wc and hand wash basin

## FIRST SECTION

14'1" x 15'0"

