

Terrain Map



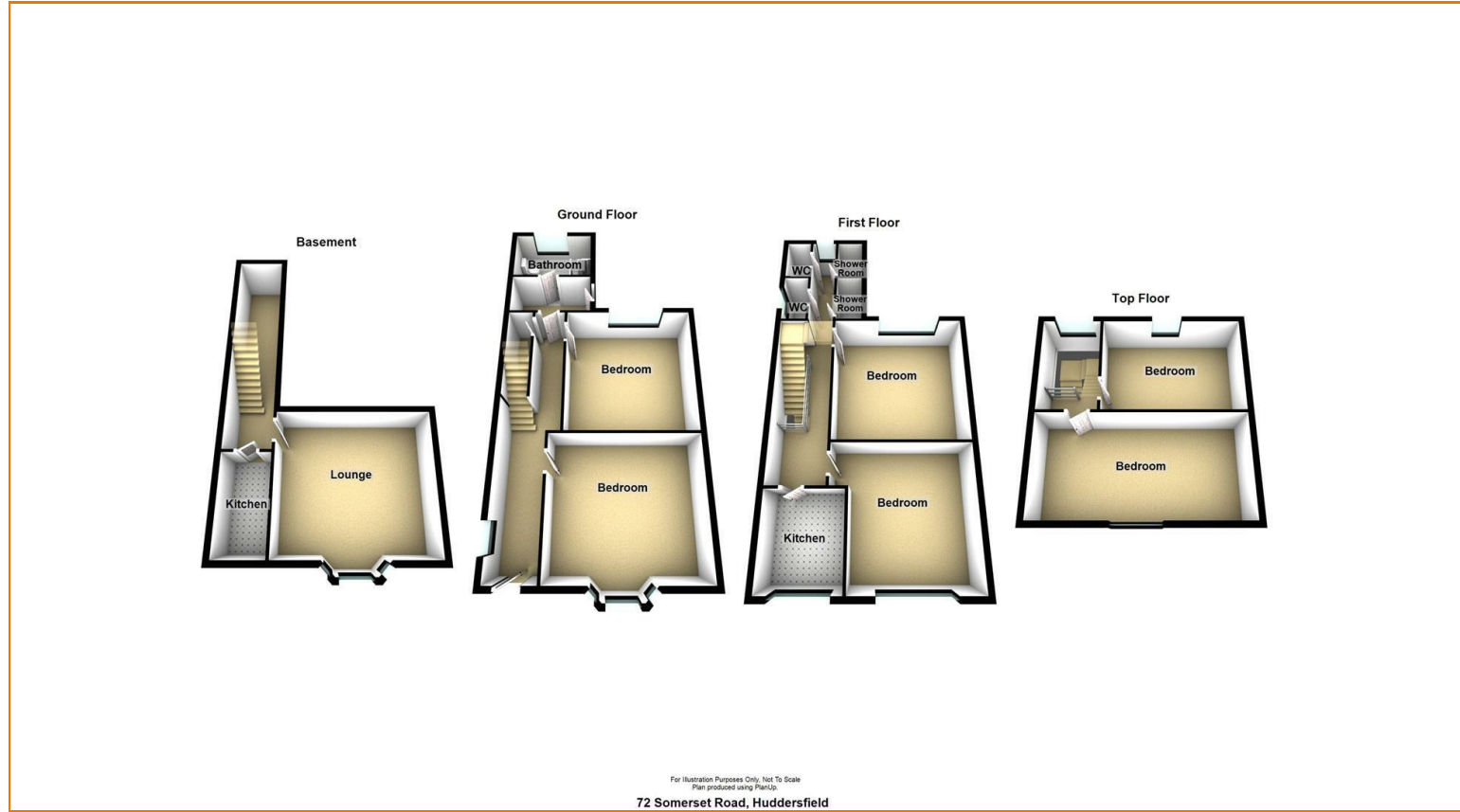
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Somerset Road

Almondbury, Huddersfield, HD5 8HZ

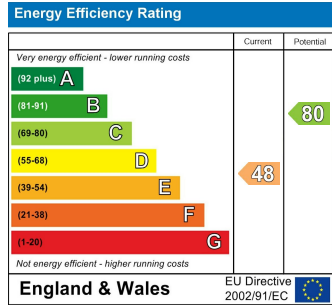
By Auction £225,000



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



LETTING AND
MANAGEMENT
SPECIALISTS

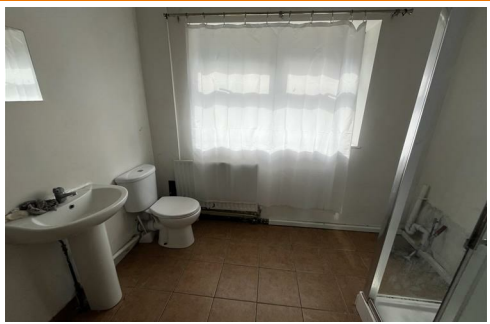
sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS

Somerset Road

Almondbury, Huddersfield, HD5 8HZ

By Auction £225,000



*** PART OF A COLLECTIVE AUCTION SALE *** MAY 22ND AT THE JOHN SMITHS STADIUM ***

Prominently located on Somerset Road is this remarkable property presenting a unique opportunity for investors seeking a potentially high-yielding venture. Formerly a House in Multiple Occupation (HMO), this spacious residence boasts SEVEN individual studio style letting rooms, making it an ideal choice for those looking to capitalise on the rental market.

Spread over four floors, the property offers ample space and flexibility, catering to a variety of tenant needs. Its strategic location on the edge of town ensures that residents enjoy easy access to the university district and the convenience of nearby amenities in the town center. Even closer in and around Aspley are local shops, supermarkets, takeaways and recreational facilities plus right outside the property is access to public transport in the form of a bus stop. This property is well-positioned to attract a steady stream of tenants.

The potential for high returns on investment is significant, given the demand for rental accommodation in the area. Whether you are an experienced landlord or a first-time investor in multi let units, this property represents a promising opportunity to expand your portfolio.

Now ready for a new lease of life and ripe for taking forward into the future this property goes under the gavel on the 22nd May at the John Smiths Stadium starting at 7pm under traditional auction conditions.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

30'3" x 6'4"

Accessed via a solid composite front door with a double glazed top light over. There are attractive period plaster mouldings on display and a feature staircase rising to the first floor along with a central heating radiator and a timber framed double glazed window to the gable end. There is also a staircase which descends to the lower ground floor and access to the principle ground floor rooms.

LETTING ROOM 1

18'8" max to bay x 16' max to alcove

With a uPVC double glazed, wood grain effect window to the front elevation with an attractive outlook. Central heating radiator, picture rail, decorative coving and ceiling rose.

LETTING ROOM 2

14'6" max x 14'10"

Also displaying attractive period detail in the form of coving, ceiling rose and picture rail on display. There is a central heating radiator and a uPVC double glazed window positioned to the rear elevation.

REAR LOBBY

5' x 7' average

With a cupboard storage unit and an internal door leading to the shower room and rear access door which is also a fire exit.

SHOWER ROOM/UTILITY ROOM

9'7" x 6'5"

With a shower cubicle, low flush wc, pedestal hand wash basin, central heating radiator, tiled floor covering and a uPVC double glazed window in a wood grain style. Shelved cupboard storage, aqua-board style splashback surrounding the shower area and plumbing for a washing machine.

LOWER GROUND FLOOR

LETTING ROOM 3

18'4" max into bay x 16' max into alcove

With a central heating radiator, uPVC double glazed window in a wood grain style which is also a fire exit window. An alcove cupboard unit houses a gas meter, fuse board and electricity meter.

KITCHENETTE

9'9" x 5'

Fitted with base cupboard storage units and marble effect working surfaces which incorporate a stainless steel inset sink and staining board with mixer tap and stainless steel splashbacks behind. There is provision for cooking appliances also with a stainless steel splashback and stainless steel extractor canopy over.

HALLWAY

19'11" x 6'3"

With a central heating radiator, access to kitchenette and letting room 3 plus understairs storage and a separate walk-in storage area.

STORAGE AREA

9'7" x 3'3"

Towards the rear of the hallway which is fitted with a central heating radiator and also houses the stop tap.

FIRST FLOOR

LETTING ROOM 4

15' x 13' max

With a uPVC double glazed window positioned to the front elevation which takes in distant townscape views over Huddersfield. There is a central heating radiator and a fitted vanity hand wash basin with mixer tap.

KITCHEN

10' x 8'2"

Fitted with a range of wall and base units with stainless steel bar handle trim and marble effect working surfaces. Provision for an electric cooker, stainless steel inset sink unit, part tiled splashbacks and a uPVC double glazed window in a wood grain style taking in the aforementioned views at the front. Wall mounted extraction.

LETTING ROOM 5

15' x 14'7"

A generous sized double bedroom with a uPVC double glazed wood grain effect windows to the rear elevation, a vanity hand wash basin and a central heating radiator.

CLOAKROOM/WC

5'9" x 2'10"

Pedestal hand wash basin, low flush wc, part tiled splashbacks and extraction.

WC/2

5'10" x 3'

With pedestal hand wash basin, [art toled splashback, low flush wc, uPVC double glazed window in a wood grain style, extraction

SHOWER ROOM. (front/first)

5'8" x 2'10"

With a shower cubicle, tiled walls, extraction.

SHOWER ROOM. (rear/second)

5'8" x 3'2"

Shower cubicle, tiled walls, extraction.

LANDING

20' x 6'5" including the staircase

The staircase has traditional spindles, balustrade and newel post on display, central heating radiator, access to the ground and second floor.

SECOND FLOOR

LANDING

6'5" incl staircase x 10'10"

Eaves storage to the rear and a Velux skylight to the rear roof slope.

ATTIC LETTING ROOM 6

21'6" max x 10'7"

With some reduced headroom, eaves storage, radiator, vanity basin with mixer tap, part tiled splashback and a uPVC double glazed dormer style window taking in the townscape views. at the front.

REAR LETTING ROOM 7

14'6" max x 10'7"

With some reduced headroom, Velux roof light to rear roof slope with fitted blind, central heating radiator and a vanity hand wash basin.

OUTSIDE

Gardens are located to the front, side and rear.

TENURE

To be confirmed in the legal pack. We understand that the overriding freehold interest is offered along with the leasehold element of the title.

AUCTION INFORMATION

The property is included in a collective property auction sale which is taking place on Thursday 22nd May 2025 commencing 7pm PROMPT and is held at the John Smith Stadium, Huddersfield, HD1 6PG subject to remaining unsold previously.

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You

must not bid unless you wish to be bound by the common conditions of auction. *Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page for a list of any relevant additional fees as well as reading the legal pack for any disbursements.*

CONTRACT INFORMATION

The auction will be conducted under Common Auction Conditions (3rd Edition 2009) and a copy of the Special Conditions and other supporting legal documents will be available for inspection at the sole Auctioneers' offices 7 days prior to the Sale.

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

GUIDE PRICE

*GUIDE PRICE: This is an estimate of the likely range of selling price and is set at the commencement of marketing. The guide price may change during the marketing period. RESERVE PRICE: This is agreed with the Auctioneer prior to the auction and will not be disclosed to the public. The reserve price is the lowest figure at which the property is available for sale at the auction. If the lot is not sold at the auction then the property may be available for sale afterwards at a higher or lower figure. See catalogue for full explanation.

VIEWINGS

Auction block viewings will be taking on Thursday 1st, 8th, 15th May and Saturday 10th May all at 12.30pm prompt. You do not need to pre register to attend.

