



BOULTONS



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



ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 30'3" x 6'4" (9.22m x 1.93m)
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 (5.69m max to bay x 4.88m 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" (4.42m max x 4.52m)
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 (1.52m x 2.13m 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" (2.92m x 1.96m)
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. Shelves 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 (5.59m max into bay x 4.88m 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' (2.97m x 1.52m)
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" (6.07m x 1.91m)
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" (2.92m x 0.99m)
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 (4.57m x 3.96m 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" (3.05m x 2.49m)
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" (4.57m x 4.45m)
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" (1.75m x 0.86m)
Pedestal hand wash basin, low flush wc, part tiled splashbacks and extraction.

WC/2 5'10" x 3' (1.78m x 0.91m)
With pedestal hand wash basin, part tiled splashback, low flush wc, uPVC double glazed window in a wood grain style, extraction

SHOWER ROOM. (front/first) 5'8" x 2'10" (1.73m x 0.86m)
With a shower cubicle, tiled walls, extraction.

SHOWER ROOM. (rear/second) 5'8" x 3'2" (1.73m x 0.97m)
Shower cubicle, tiled walls, extraction.

LANDING 20' x 6'5" including the staircase (6.10m x 1.96m 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" (1.96m incl staircase x 3.30m)
Eaves storage to the rear and a Velux skylight to the rear roof slope.

ATTIC LETTING ROOM 6 21'6" max x 10'7" (6.55m max x 3.23m)
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" (4.42m max x 3.23m)
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.

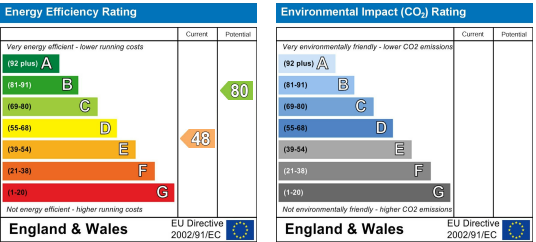
Area Map



Floor Plans



Energy Efficiency Graph



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