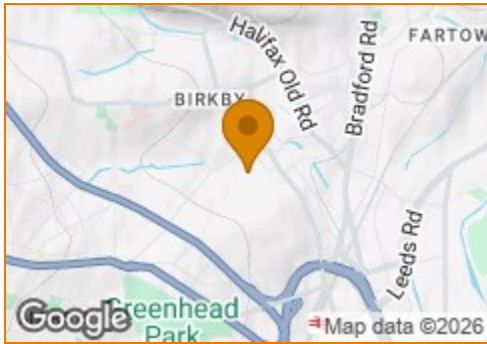


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan

**Basement**  
Unfortunately, we couldn't create your 3D plan. Support are aware of this and will look at the issue as soon as possible.

**Top Floor**  
Bedroom

**Ground Floor**  
Lounge, Kitchen

**First Floor**  
Bathroom, Bedroom, Bedroom

For Illustration Purposes Only, Not To Scale  
Plan produced using PlanUp.

**45 Clement Street, Huddersfield**

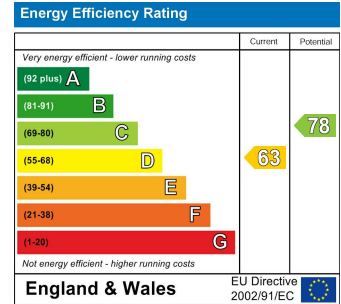


**Clement Street**  
Birkby, Huddersfield, HD1 5HE

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



Offers Over £99,995



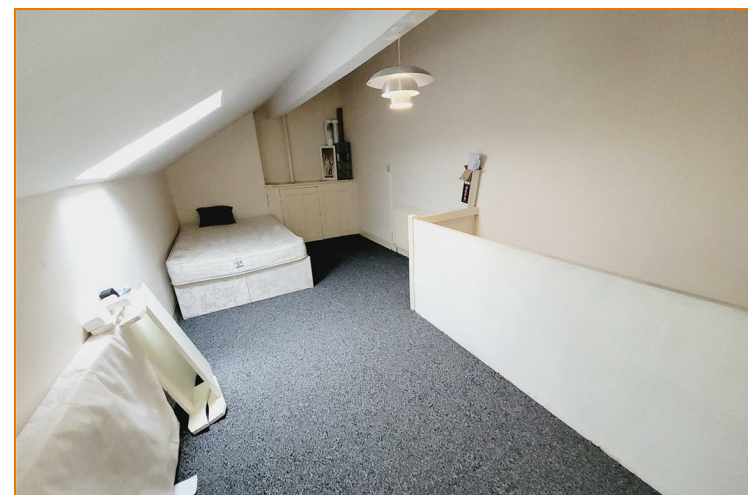
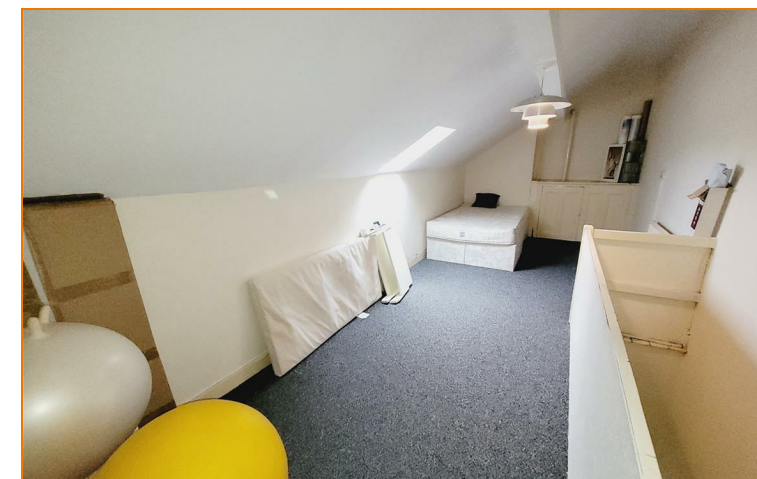
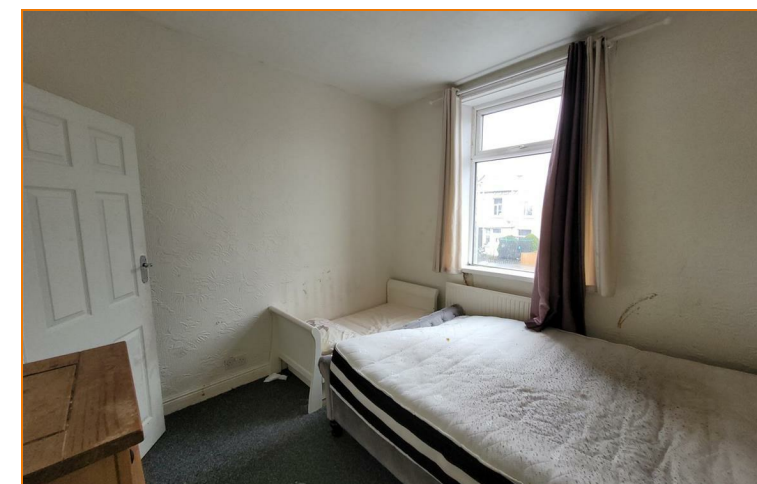
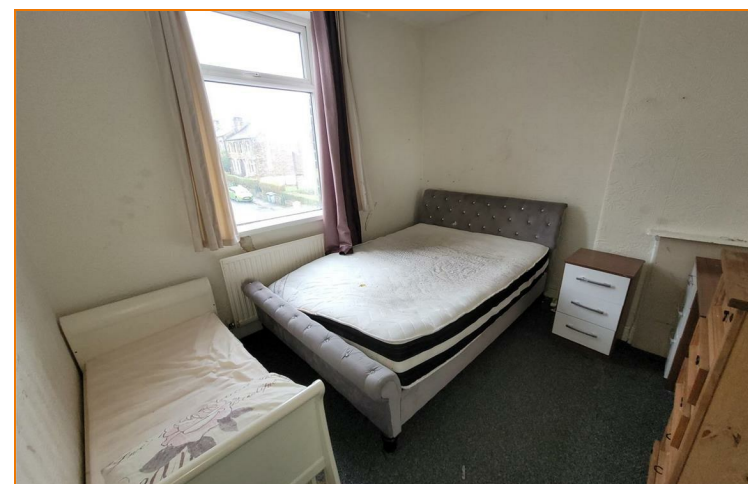
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# Clement Street

Birkby, Huddersfield, HD1 5HE

Offers Over £99,995



**\*\* OFFERED FOR LANDLORDS TO HIT THE GROUND RUNNING \*\* SOLD WITH TENANT IN SITU \*\***

Situated within a POPULAR & CONVENIENT location is this 3 BEDROOMED front terrace property. Well placed for TOWN CENTRE access, local amenities and SCHOOLING, the accommodation which is offered with an established tenant comprises: Entrance vestibule, spacious lounge, separate kitchen, 3 BEDROOMS and bathroom. GAS CENTRALLY HEATED & DOUBLE GLAZED WITH LOW MAINTENANCE GARDEN TO THE FRONT. Ideally meeting the requirements of the FIRST TIME BUYER SUBJECT TO THE CORRECT NOTICE PERIOD and clearly for landlord/investor.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Accessed via the front entrance door.

#### LIVING ROOM

14'9" x 14'2"

A generous reception room positioned at the front of the house with fitted electric fire with a tiled surround upvc window and radiator.

#### KITCHEN

12'0" x 4'10"

Having a range of fitted base and wall units with worktop space over and also having a single drainer sink unit.

### LOWER GROUND FLOOR

#### CELLAR

13'0" x 9'1"

### FIRST FLOOR

#### LANDING

10'0" x 2'6"

An spacious area with access to the bedrooms and staircase to the attic bedroom.

#### BEDROOM

11'2" x 10'0"

With upvc double glazed window and radiator.

#### BEDROOM

10'2" x 9'1"

With upvc double glazed window and radiator.

#### BATHROOM

10'11" max x 4'7"

Fitted with a 3 piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level wc. Radiator.

### SECOND FLOOR

#### ATTIC BEDROOM

20'0" x 8'9"

The attic bedroom is a spacious area with some limited headroom. There is a sky light window and radiator.

#### OUTSIDE

A buffer garden can be found to the front of the property.

#### COUNCIL TAX BAND A

#### EPC RATING E

#### TENURE

We are advised that the property is a leasehold title, further information can be obtained during the conveyancing process.

#### AGENTS NOTES

Please be advised the photos advertised were from before the tenant took occupation.