



## 10 Brook Street, Moldgreen

Guide Price £135,000 - £140,000



ASPIRE  
ESTATES

# 10 Brook Street

Moldgreen, Huddersfield

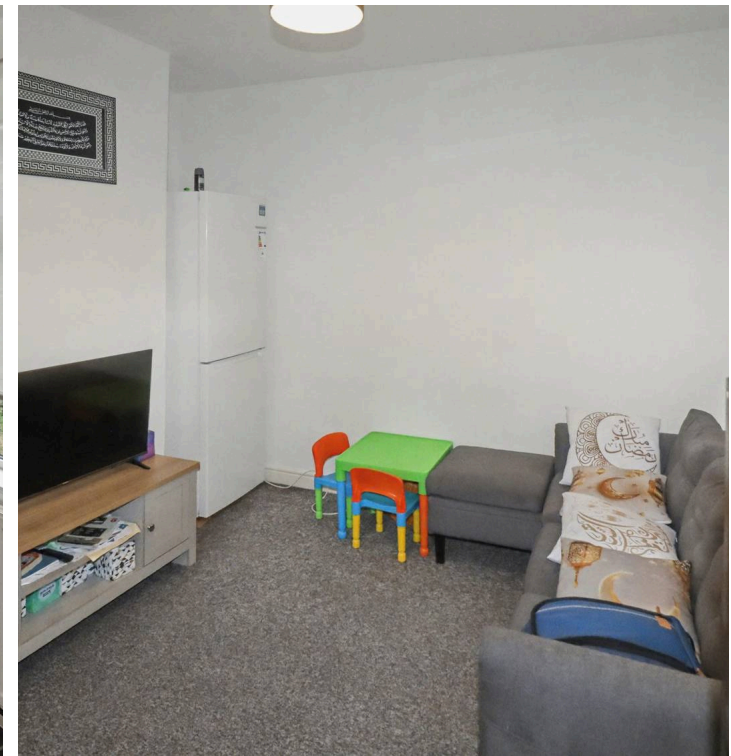
Guide Price £135,000-£140,000. Modernised 3-bed terrace with tenant in situ until Nov 2026, £695pcm. Strong 6 percent yield. On-street parking, close to amenities. Turnkey investment. Council Tax band: A

Tenure: Freehold

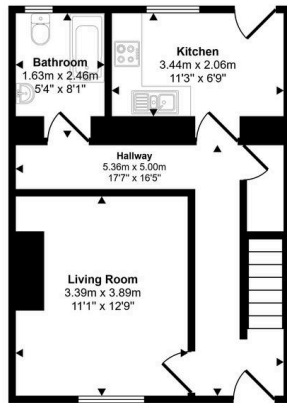
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

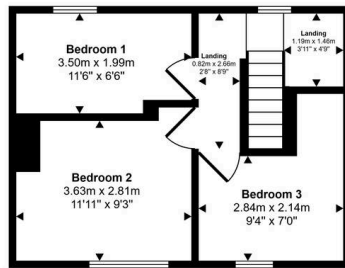
- Stone facade (period features)
- Modern kitchen units
- Integrated oven and hob
- Ample countertop space
- Bright living area
- Large windows throughout
- Modern towel radiator (bathroom)
- Built-in mirrored bathroom cabinet
- On-street parking
- Tenant in situ until November 2026
- Rent of £695 PCM
- Yield of 6%



Approx Gross Internal Area  
72 sq m / 779 sq ft



Ground Floor  
Approx 40 sq m / 430 sq ft



First Floor  
Approx 32 sq m / 349 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





## Aspire Estates

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