



Percy Street, Huddersfield HD2 2SB

welcome to

Percy Street, Huddersfield

An incredibly spacious home in highly convenient location close to schools, amenities, doctors and commuter networks, previously HMO licensed. An incredible opportunity for investment with scope for high rental yields, a separate two-bedroom apartment, off-road parking and no onward chain.



Ground Floor

Kitchen

16' x 11' 8" (4.88m x 3.56m)

Living Room

13' 9" into bay window x 13' 10" (4.19m into bay window x 4.22m)

Bedroom Two

13' 9" into recess x 12' 8" +bay window (4.19m into recess x 3.86m +bay window)

Additional W/C

First Floor

Bedroom One

12' 10" x 13' 10" into recess (3.91m x 4.22m into recess)

Bedroom Three

11' 11" into recess x 12' 10" (3.63m into recess x 3.91m)

Bedroom Four

14' x 11' 10" +recess (4.27m x 3.61m +recess)

Bedroom Five

6' 10" x 10' 1" (2.08m x 3.07m)

Bathroom

Second Floor

Bedroom Six

14' 10" x 12' 9" (4.52m x 3.89m)

Bedroom Seven

12' 9" x 12' 3" (3.89m x 3.73m)

Bathroom

Utility Room

Basement Annex



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welcome to

Percy Street, Huddersfield

- Incredible investment opportunity
- Incredibly spacious Victorian home
- Close to amenities, doctors surgery, shops and commuter links
- Chain-free sale with vacant possession
- Scope for high rental yields
- Additional separate two bedroom basement apartment
- Off-road parking and a good plot size
- Newly decorated throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£385,000 - £400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF119067 - 0004

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