



**Lockwood Scar, Huddersfield, HD4 6BL**

**welcome to**

**Lockwood Scar, Huddersfield**

A renovation project with great potential, this grade II listed property has full planning permission granted for an apartment and a 3 bedroom HMO. A great opportunity for investors to complete a project in a prime location for students and professionals, offered chain free to cash purchasers only.



**Living Room**  
**Kitchen**  
**Bedroom One**  
**Bedroom Two**  
**Bedroom Three**  
**Bedroom Four**  
**Agents Note**

There is a easement on the title, please enquire with the branch.

**Agents Note**

The seller has been unable to confirm the ground rent and services charges that may be applicable to the property. Please take this into consideration when deciding affordability factors. Your conveyancer will be able to raise enquires and respond in this regard



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welcome to

## Lockwood Scar, Huddersfield

- Granted planning permission in place
- Cash investors only
- Prime student location
- Grade II listed building
- Fabulously sized throughout

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118994 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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