



**Byram Street, Huddersfield HD1 1DR**

**welcome to**

**Byram Street, Huddersfield**

INVESTOR ALERT — a ready-made, income-producing town-centre gem.

This bright apartment comes with a tenant in situ, a spacious double bedroom with storage, open-plan living, a fully tiled bathroom, secure intercom entry and sweeping views over the town centre.



## Property Details

### Open Plan Living

23' 8" x 11' 11" ( 7.21m x 3.63m )

Superbly spacious open plan living area having wood laminate flooring throughout and warmed by two electric wall mounted radiators. The kitchen area has a range of fitted base and wall units with contemporary work surfaces and tiled splashbacks. Having an integrated electric oven and hob with extractor over. Space for dishwasher and fridge. Sink unit with drainer. The room is flooded with plenty of natural light from the three double glazed windows to the front and two at the side.

### Bedroom One

10' 2" x 10' 8" ( 3.10m x 3.25m )

Good sized bedroom having carpeted flooring and warmed by an electric radiator. Wardrobe space. There is a double glazed window to the side.

### Bathroom

Bathroom suite comprising bath with shower over, wash hand basin with vanity and low flush WC. Being fully tiled and having ceiling downlights.



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welcome to

## Byram Street, Huddersfield

- Town Centre Location
- Ideal For Investors
- BEING SOLD WITH TENANT IN SITU
- Amazing Views Over The Centre
- Open To Sensible Offers

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

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.

fixed price

**£75,000**



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Property Ref:  
HDF115251 - 0008

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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.



Please note the marker reflects the postcode not the actual property



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