



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



84 Market Street, Huddersfield, HD3 4HT

IDEAL INVESTMENT PURCHASE ADM Residential are offering a fantastic opportunity to purchase a superb investment for any buy to let investor looking for great rental income. The property is located close to all local amenities and bus routes in Milnsbridge having easy access to the motorway networks and approximately five minutes drive from Huddersfield Town Centre. Boasting electric heating and accommodation set over two floors, the property offers six self contained studio flats with open plan living and separate shower room facilities. Briefly comprises of; entrance lobby with communal washing machine and dryer, access to the meter cupboard. To the first floor landing, access is provided to the first four studio flats. To the second floor landing are number five and six studio flats. Externally there are two access points via Market Street and Armitage Road, security outdoor light and CCTV camera as well as communal bins. A viewing is extremely advised to appreciate the potential and space that this property has to offer! Call the office today on 01484 644555 or email us at sales@admresidential.co.uk

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Access to the building is to the rear of the property via the entrance door with security code lock:

ENTRANCE LOBBY

Entrance lobby with access to meter cupboard and communal washing machine and dryer. Staircase rises to:

TO THE FIRST FLOOR LANDING

Staircase leads to the first floor landing offering access to the first four studio flats:

FLAT ONE



Open plan living area/bedroom with Upvc double glazed window to the rear aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with Upvc double glazed window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT TWO



Second open plan living area/bedroom with Upvc double glazed window to the front aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with double glazed velux window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT TWO EXTRA PHOTOS



FLAT THREE



Third open plan living area/bedroom with Upvc double glazed window to the front aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with Upvc double glazed window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT THREE EXTRA PHOTOS



FLAT FOUR



Fourth open plan living area/bedroom with Upvc double glazed window to the rear aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with Upvc double glazed window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT FOUR EXTRA PHOTOS



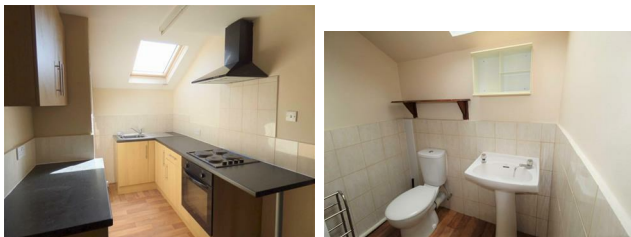
TO THE SECOND FLOOR LANDING

FLAT FIVE



Fifth open plan living area/bedroom with Upvc double glazed window to the front aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with double glazed velux window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT FIVE EXTRA PHOTOS

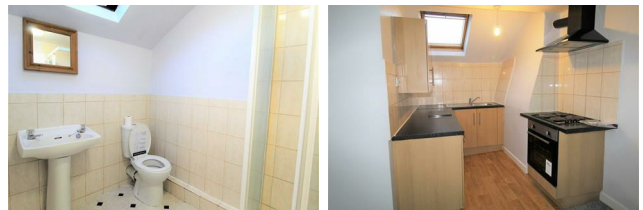


FLAT SIX



Sixth open plan living area/bedroom with Upvc double glazed window to the front aspect, consisting of a kitchenette with base and wall mounted units in Beech affect with complimentary laminate working surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integral electric oven and hob with extractor hood over. Finished with electric heater, part vinyl and carpeted flooring. Door leads to modern fitted shower room with double glazed velux window to the rear aspect which features a shower cubical with shower unit, hand wash pedestal and low level flush w/c:

FLAT SIX EXTRA PHOTOS



EXTERNALLY



Externally there are two access points via Market Street and Armitage Road. Security outdoor light and CCTV camera as well as communal bins:

RENTAL INCOME

Current owner has an approximate income of £24,000 per annum when the flats are at full capacity.

Perfect Investment for a "BUY TO LET" investor:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Crow Lane Primary School, Royds Hall Community School, Reinwood Junior School, Salendine Nook High School

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as

access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure

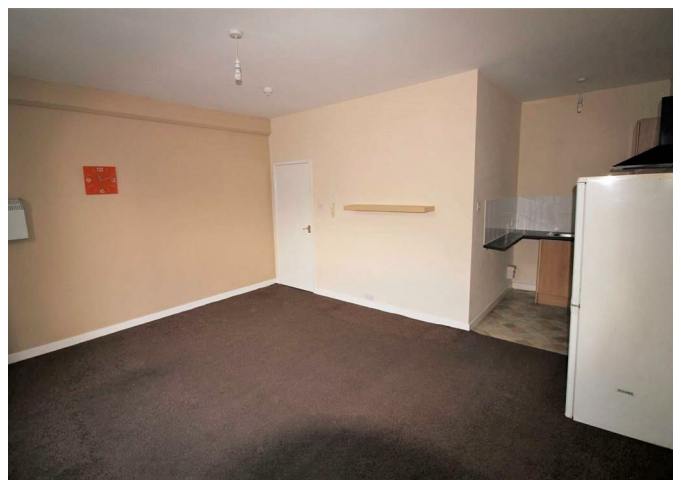
This property is (LEASE HOLD) with 29/9/ lease commenced 1878, £20.00 pounds paid per annum :

EICR

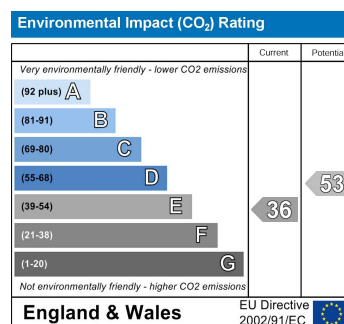
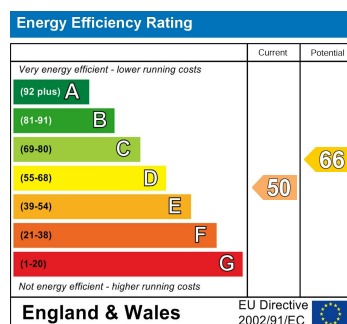
All the studios have an electrical Installation certificate 2020

FIRE ALARM FITTED 2020

New fire alarm upgraded 2020



Energy Efficiency Graph



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