



Ashfield Street, Fartown Huddersfield HD2 1AD

welcome to

Ashfield Street, Fartown Huddersfield

Offered with no onward chain, an attractive investment opportunity for prospective landlords with a tenant in situ and attractive rental yields. Located close to amenities, bus routes and the town centre of Huddersfield, with a courtyard garden and a loft conversion offering additional space.



Lounge

11' 9" into recess x 16' 10" into recess (3.58m into recess x 5.13m into recess)

Kitchen

12' 5" x 9' 5" (3.78m x 2.87m)

Bedroom One

12' 3" x 8' 8" into recess (3.73m x 2.64m into recess)

Bedroom Two

16' 10" x 10' (5.13m x 3.05m)



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Ashfield Street, Fartown Huddersfield

- Ideal investment opportunity
- Regular bus routes
- Chain-free property
- Tenant in situ with attractive rental yield
- Access to the side - potential for a driveway
- Attic conversion
- Generous room sizes throughout
- Dining-kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.05

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1891. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117218 - 0003

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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