



Upper George Street, Huddersfield, HD1 4AW

welcome to

Upper George Street, Huddersfield

An ideal investment opportunity for those looking to expand their portfolio and benefit from attractive rental yields. With six rooms and off-road parking to the rear, generous room sizes throughout and located within walking distance of the town centre, leisure centre and the train station.



Agents Note:

The seller had advised that they have not paid ground rent or service charges in their time of occupancy and is not aware of any restrictions on use. We recommend that your conveyancer makes all necessary enquiries on your behalf.

Agents Note

There is an easement on the title. Your conveyancer can take the necessary steps to advise

Dining Room

14' 11" x 15' (4.55m x 4.57m)

Kitchen

7' 10" x 10' 9" (2.39m x 3.28m)



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Upper George Street, Huddersfield

- INCREDIBLE INVESTMENT OPPORTUNITY
- CLOSE TO HUDDERSFIELD TOWN CENTRE
- PARKING TO THE REAR
- FULLY LICENSED HMO
- SCOPE FOR ATTRACTIVE RENTAL YIELDS

Tenure: Leasehold EPC Rating: E

Council Tax Band: B 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.

guide price

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF118335 - 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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