



Apartment 12, Stile 24, 73 Newsome Road

Huddersfield, HD4 6NH

Asking Price £125,000 Leasehold





Offered to the market on an Investment basis with the current tenant in situ, this lower ground floor apartment enjoys well presented accommodation set within a highly sought-after residential development. Featuring two double bedrooms, two bathrooms, an open plan living kitchen, an allocated parking space to the front, and patio with pleasant views over an open field to the rear.

It should be noted that the property is currently let on an Assured Shorthold Tenancy holding over on a rolling monthly basis. Current passing rent is £680pcm and was last uplifted in July 2024 and is generating a gross yield of 6.52% based on the advertised marketing figure.

Location

Located on the outskirts of Huddersfield town centre, enjoying local amenities including local shops, cafes and chain supermarkets. Huddersfield has a bus and train station offering excellent rail links to Leeds, Manchester and London. The M62 motorway network is also close by.

Accommodation

From the communal entrance on the car park side, stairs lead down to the lower ground floor where accessed is gained to the apartment via a private door into an entrance hallway with useful two storage cupboards. The open plan living space enjoys kitchen, dining and lounge areas with sliding patio doors which lead out to rear patio. Benefitting from a good range of base, wall and drawer units with complementary worksurfaces which incorporate a sink with mixer tap over. Integrated appliances include: washing machine, fridge, freezer, dishwasher, oven, and hob with extractor above.

The principal bedroom has a window to the front elevation and benefits from a fully tiled en-suite shower room featuring a wall mounted wash hand basin, WC and shower cubicle. With a heated towel rail, window and shave socket.

Across the hallway there is a second double bedroom with twin windows to the rear enjoying pleasant views. The adjacent house bathroom is fully tiled and benefits from white three piece suite comprising: bath with shower over and glass shower screen, low flush WC, wash hand basin with mirror above, shaver point and heated towel rail.

Externally there is a patio area accessed via the patio doors in the lounge, and one allocated parking space.

Lease Details

999 years from 1 January 2004 with approximately 999 years from 1 January 2004 years remaining.

We are advised the Service Charge is £1524.48 per annum, and there is £0 / Nil Ground Rent payable.



Council tax band: B

EPC rating: E

Ground rent: £0 / Nil

Service charge: £1,524.48 per annum.

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