

**76-78 Fitzwilliam Street  
Huddersfield  
HD1 5BB**

**Price:  
£275,000**



## **RESIDENTIAL INVESTMENT OPPORTUNITY**

### **- 2 Town Centre Residential Dwellings**

- The dwellings provide a total of 9 studio flats finished to a good specification.
- Accommodation is suitable for renting within the private rented sector or student market.
- Well positioned along Fitzwilliam Street within walking distance of the amenities offered by the town centre and the railway station.

## DESCRIPTION

The properties comprise 2 stone built back-to-back properties which are constructed under pitched slate covered roofs and have timber framed sashcord windows.

They have each been converted to provide a total of 9 self-contained studios, each having ensuite shower rooms and kitchen area.

The premises are fitted with fire alarms and finished to a good modern standard, capable of immediate occupation following landlords' usual checks.

The availability of the property provides an excellent opportunity for an existing investor to add to their portfolio or for new investors to acquire premises which are well located in an area attracting good levels of occupier demand which are capable of being let and occupied within a short time period.

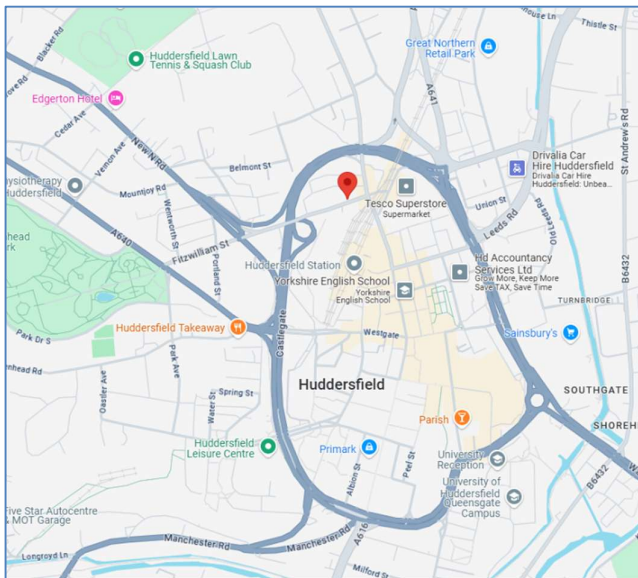
## LOCATION

The properties are positioned to the northwestern edge of Huddersfield town centre a short walk from the train station and amenities provided by the town.

Huddersfield provides a wide range of amenities with the retail provision anchored by the Kingsgate Shopping Centre, and benefits from having a successful university which attracts students from across the UK in addition to the Middle East and China.

Huddersfield University has a community of approximately 20,000 people and is positioned on the southeastern edge of Huddersfield town centre within walking distance of the property.

Nearby properties have been converted for residential use.



## ACCOMMODATION

### 76 Fitzwilliam Street, including

Basement Studio  
Ground Floor Studio  
First Floor Studio  
Shared Kitchen  
Attic Studio  
**Total**

**101m<sup>2</sup> (1,087ft<sup>2</sup>)**

### 78 Fitzwilliam Street

Basement Studio  
Ground Floor Studio  
Two First Floor Studios  
Attic Studio  
**Total**

**118m<sup>2</sup> (1,270ft<sup>2</sup>)**

## PRICE

£275,000.

## COUNCIL TAX BAND

76 Fitzwilliam Street – Band A  
Flat 1a 78 Fitzwilliam Street – Band A  
Flat 1b 78 Fitzwilliam Street – Band A  
Flat 2 78 Fitzwilliam Street – Band A

## TENURE

Both properties are held under separate leasehold titles for terms of 999 years from 29 September 1915.

## VIEWING

Contact the agents

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George Aspinall

[George.aspinall@bramleys.com](mailto:George.aspinall@bramleys.com)

## VAT

VAT may be charged on the property and we therefore recommend that seriously interested parties seek the appropriate legal advice.

## EPC ASSET RATING:

78 Fitzwilliam Street – D Rating  
76 Fitzwilliam Street – Flat 1 – C Rating  
Flat 2 – C Rating

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## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

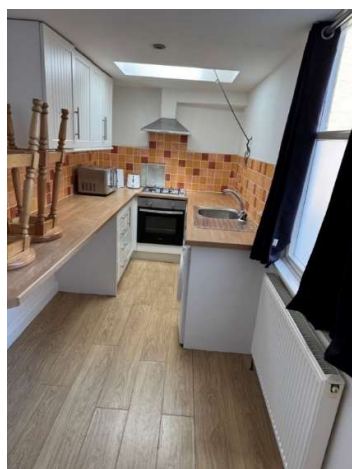
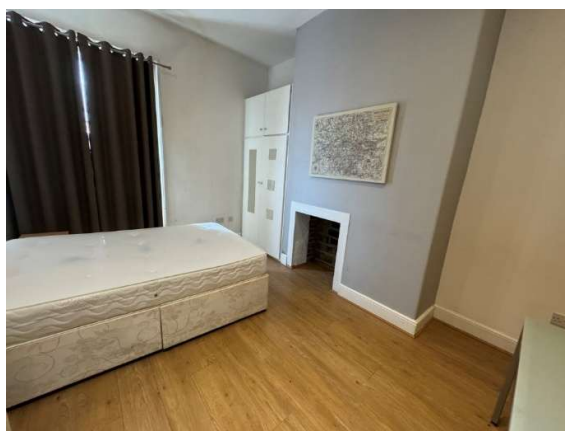
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