



## 5 bed terraced house to buy in

Water Street, Huddersfield, West  
Yorkshire, HD1 4BL

**£240,000** Starting Bid

 x 5  x 2  x 2

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding.
- ✓ Make Ideal Family home or HMO Conversion
- ✓ Investment Opportunity
- ✓ Communal Gardens to the Rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

ATTENTION INVESTORS!!! - A fantastic 5 Bedroomed Victorian End Terrace, which was previously used as a 7 BEDROOM HMO and has scope to be turned into an 8 BEDROOM property - HAS TO BE VIEWED TO APPRECIATE THE SIZE & SCOPE!!

This House set in a Cul De Sac location feels very large due to its high ceilings and decent square footage in its Room sizes - set over 4 floors and really must be viewed to be appreciated.

The Property has recently had its decor refreshed and has huge potential and could easily become 7 Bed HMO, with scope to turn it into an 8 Bedroom HMO if the appropriate regulatory works were undertaken, bringing in a fantastic percentage yield of double figures for an investor, or to make an absolutely wonderful home for a larger family.

The location of this property is ideally placed for commuters to either Manchester or Leeds due to its local transport links and is close to a very good school and all local amenities you could possibly ask for, including shops, eateries and places of worship.

Based over 4 floors, the property briefly comprises:

**BASEMENT:** Entry via Hallway downstairs to Large Basement Room with Window, with adjacent partitioned room to potentially convert into a bathroom;

**GROUND FLOOR:** Entrance Hallway, With 2 Reception Rooms to the front & rear, Kitchen with door to exit to rear yard/patio area;

**FIRST FLOOR:** Landing with Skylight, 2 Large Double Bedrooms, 1 Single Bedroom, Family Bathroom comprising Bath, Basin & WC;

SECOND FLOOR : Hallway with Skylight, 2 Double Bedrooms with Velux Skylights, Separate Bathroom with Quadrant Shower, Basin & WC;

OUTSIDE: Rear Yard with easy to maintain flooring, which leads out to a private Communal Lawned Area. To the front, there is Permit Parking Allocated for the property.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 159

Price: Starting Bid £240,000

Property Type: Terraced House

Parking: Permit Parking

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

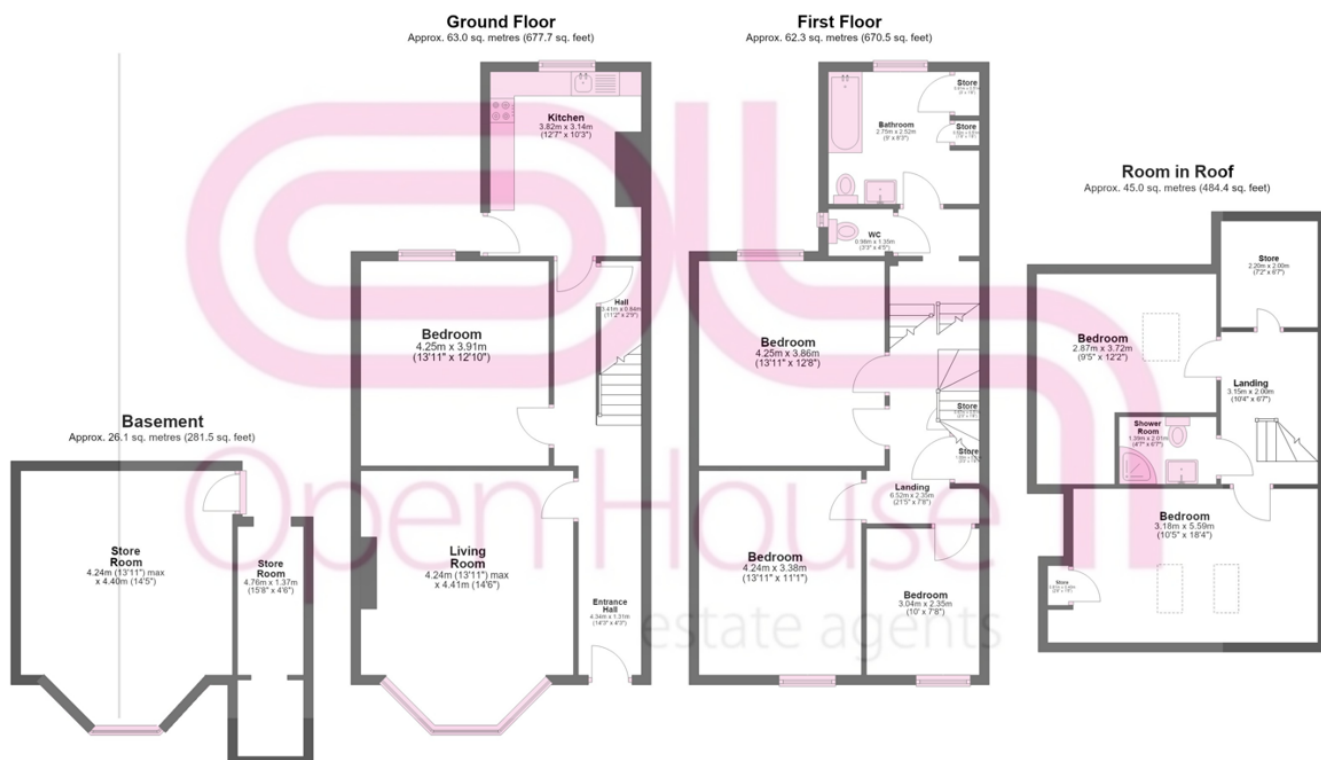
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 55                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Water Street, Huddersfield, West Yorkshire, HD1 4BL

Contact your local branch today for more information on this property:

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