

RESIDENTIAL INVESTMENT OPPORTUNITY

FOR SALE

8 x 1 BED APARTMENTS
2 X STUDIO APARTMENTS

£800,000

4,231 sq.ft
(393.1 sq.m)



M

CLOTH HALL STREET

Huddersfield
West Yorkshire
HD1 2EG

LCP
part of MCore

01384
400123

searchlcp.co.uk





DESCRIPTION

Standing close to the centre of the Town, within walking distance of Huddersfield Train Station, Bus Station and numerous shops, bars and restaurants can be found close to this Stylish Development of 10 apartments. Completed to an Excellent Standard of Specification and including a Stylish Modern Shaker Style Fitted Kitchen and Stylish Modern White Bathroom.

- Fully let with an annual income of £71,700
- Reflecting a yield of 8.96%
- Huddersfield Town Centre Location

AREAS

Flat 1	417 sq.ft	(38.7 sq.m)
Flat 2	437 sq.ft	(40.6 sq.m)
Flat 3	348 sq.ft	(40.7 sq.m)
Flat 4	413 sq.ft	(38.4 sq.m)
Flat 5	539 sq.ft	(50.1 sq.m)
Flat 6	400 sq.ft	(37.2 sq.m)
Flat 7	437 sq.ft	(40.6 sq.m)
Flat 8	348 sq.ft	(32.3 sq.m)
Flat 9	376 sq.ft	(34.9 sq.m)
Flat 10	516 sq.ft	(47.9 sq.m)
TOTAL	4,231 sq.ft	(393.1 sq.m)

TENURE & COUNCIL TAX BAND

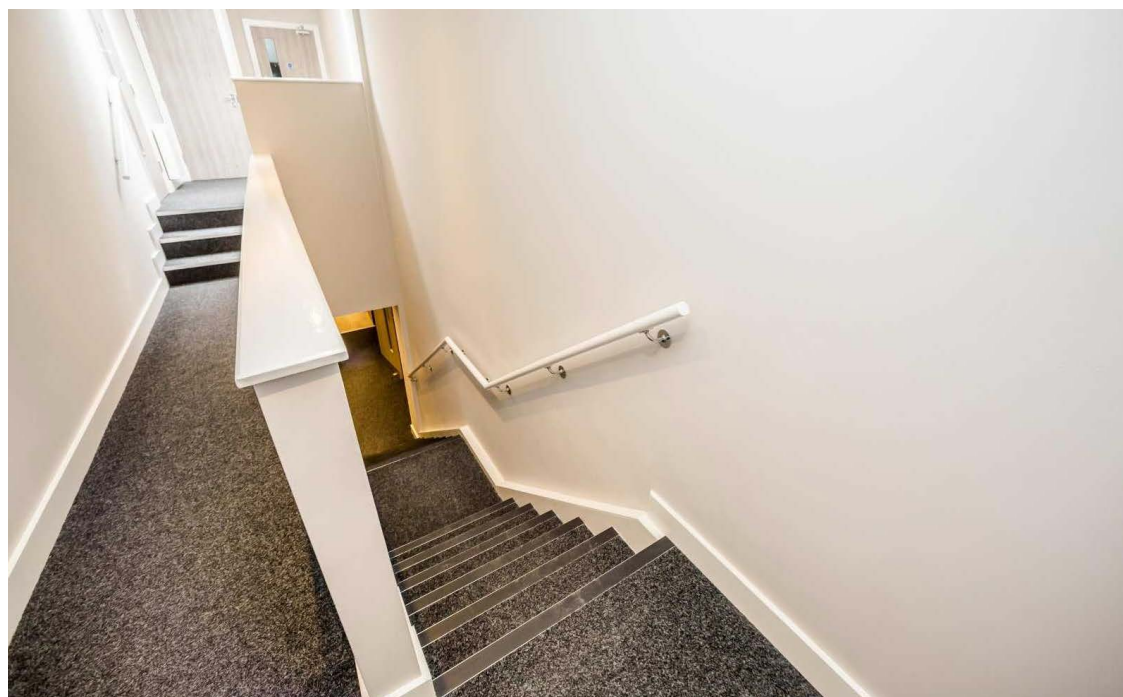
Council Tax Band - A

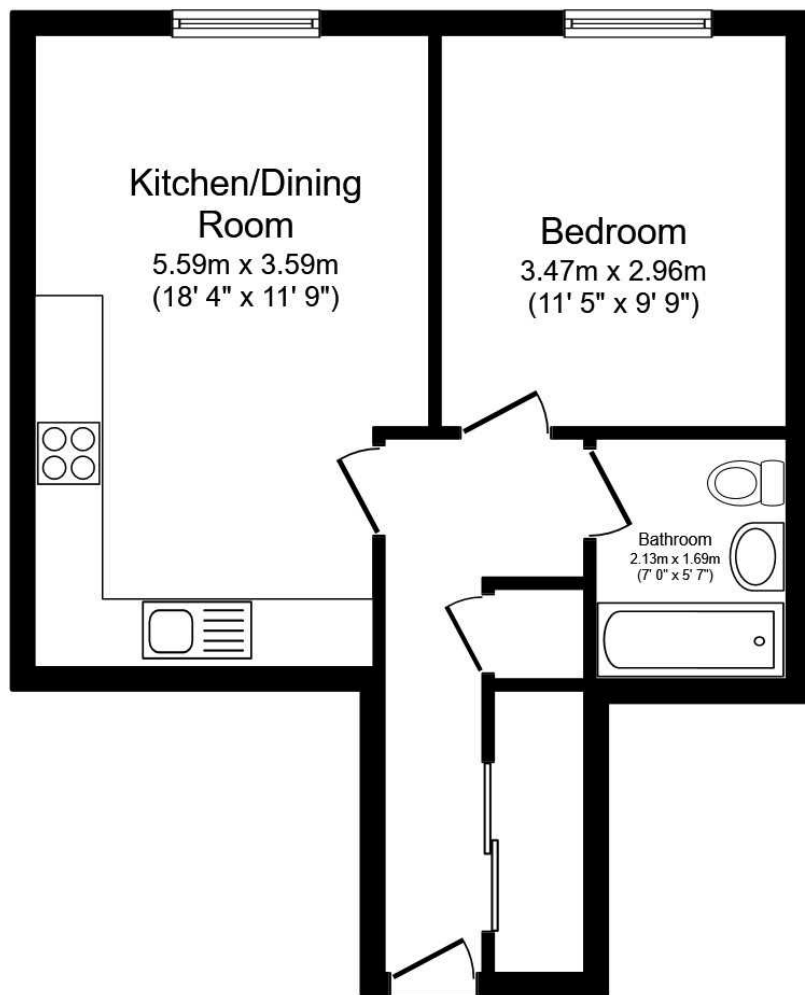
ENERGY PERFORMANCE

EPC - C (73)



CLOTH HALL STREET



**Floor Plan****GROUND FLOOR**

Communal Entrance.

Accessed via an intercom system.

FIRST FLOOR

Independent Entrance Lobby

Opening with a timber door and fitted with a laminated floor, spot lights recessed to the ceiling and a panelled radiator. Fitted airing cupboard.

OPEN PLAN LIVING/KITCHEN

18ft 3ins (maximum) x 11ft 9ins (maximum) A spacious open plan Living/Kitchen providing distinctive Kitchen & Living area's. The room over-looks the front elevation and includes a laminated floor, spotlights recessed to the ceiling, a panelled radiator and a uPVC double glazed window.

KITCHEN

Fitted with a selection of stylish Grey Shaker Style base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated oven, 4 ring halogen hob and stainless steel extractor hood, integrated fridge/freezer and washing-machine.

BEDROOM

11ft1 ins x 9ft 5ins

Overlooking the front elevation and including spotlights recessed to the ceiling, a panelled radiator and a uPVC double glazed window.

BATHROOM

6ft 10ins x 5ft 7ins

Fitted with a stylish modern white three piece suite comprising panelled bath with mixer taps and drench style shower and shower screen above, low flush WC, vanity sink units, ceramic wall tiling, spotlights recessed to the ceiling and a chrome heated towel rail.



CLOTH HALL STREET

TENANCY SCHEDULE

Flats	Start Date	Term (Yrs)	End Date	Rent (£)	Area (Sq.ft)	Comments
1	06-03-24	1	05-03-25	£8,100	417	Residential
2	02-10-23	1	01-10-24	£8,100	437	Residential
3	03-01-25	0.5	02-07-25	£6,900	348	Residential
4	27-09-24	1	26-09-25	£8,100	413	Residential
5	30-04-24	1	29-04-22	£7,200	539	Residential
6	17-02-24			£8,100	400	Residential
7	29-11-22	1	28-11-23	£7,800	437	Residential
8	16-04-21	1	15-04-22	£6,000	348	Residential
9	25-11-24	1	24-11-25	£8,100	376	Residential
10	04-03-24	0.5	03-09-24	£7,800	516	Residential
TOTAL				£76,200	4,231	

MARKET STREET

BROOKS YARD

VACANT
BANK/FINANCIAL

OFFICE

DAWSONS MUSIC
MUSICAL INSTRUMENTS
& SHEET MUSIC

OFFICE

YORKSHIRE RIDER
SPORTS AND
SOCIAL CLUBA. B. TAYLOR
CHIROPODISTTHE COURT YARD
COFF SHAPARTMENTS
FOR SALE

CLOTH HALL STREET

THE HART BAR
PUBLIC HOUSETSB
BANKWHITWORTHS
ESTATE AGENT

ENTRANCE

SCRIVENS
OPTICIANHORNERS
JEWELLERWIMPY
F/FD RESTCARL STUART
MENS WEAR

EXIT

YORKSHIRE
BUILDING SOCIETYCOSTA
COFFEE SHOPCASHINO GAMING
AMUSEMENTVACANT
SITE

STORE

CASHINO GAMING
AMUSEMENTVANILLA
ESTATE AGENT

CHANCERY LANE

HALIFAX
BANKTOTALLY WICKED
TOBACCONIST

VACANT

VACANT BANK/FINANCIAL

LADBROKES
BETTING OFFICECOLORS OF BENETTON
CLOTHINGNATWEST
BANK

NEW STREET

Viewing

Strictly via prior appointment
with the appointed agentsLCP.
part of MCore

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