



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 248 Lowergate, Huddersfield, HD3 4QR Offers In The Region Of £240,000

**\*SOLD\* \* ATTENTION INVESTORS\* \*IDEAL INVESTMENT PURCHASE FOR SALE\*** ADM Residential are offering the opportunity to purchase a superb investment for any buy to let investor looking for a good rental income currently approximately 21,600 PA with potential of (£25,000k). This is a residential building which was split into five separate flats, the properties are located close to all local amenities and bus routes in Milnsbridge having easy access to the motorway networks and approximately five minutes drive from Huddersfield Town Centre. This investment offers five self contained flats with large living spaces and separate bathroom facilities, each boasting gas central heating and double glazing, set over two floors, having communal areas and access to the meters, all flats briefly comprises of; entrance hallways, spacious lounge/ dining areas/kitchen/ bedrooms with all having separate bathrooms. please note four of the boilers have been upgraded. Externally communal area to the rear with off road parking for two cars. A viewing is extremely advised to appreciate the potential and space that this investment purchase has to offer! Call the office today on 01484 644555 or email us at [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) \*VIRTUAL VIEWINGS AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)

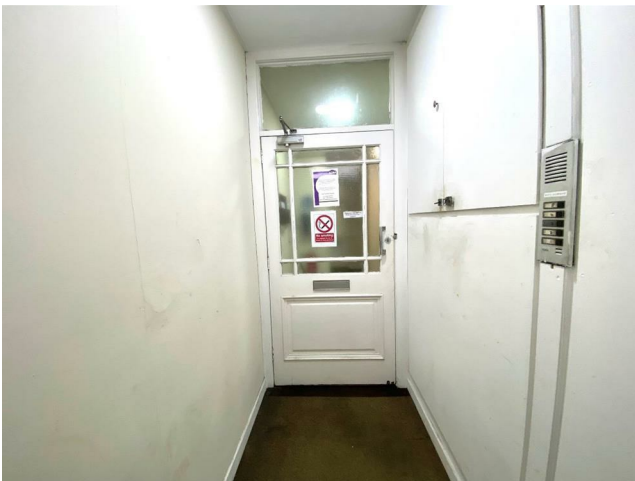


## ENTRANCE DOOR



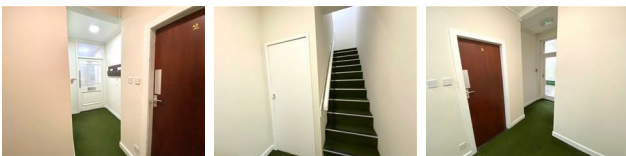
An upvc entrance door, leads to an inner vestibule, with housing for all electric meters, inner security door leads to:

## LOBBY



Leads to an inner vestibule, with housing for all electric meters, inner security door leads to:

## INNER HALLS



Inner lobby with access to the rear fire escape door, staircase leads to the the first floor landing, there is a useful storage cupboard (curranty used for the cleaner) ACCESS TO FLAT ONE AND TWO,

## STORAGE ROOM

Useful storage cupboard:

## APARTMENT ONE



One bedroom, ground floor apartment briefly comprises: communal entrances, entrance hall, open-plan living room with kitchen area, includes a range matching base and wall units in beech wood effect, electric oven and electric hob, plumbing for automatic washing machine, fridge freezer, inner hallway leads to a separate three piece part tiled bathroom, comprising of hand wash basin, shower and w/c and a 15ft separate double bedroom. Possible off street parking.

## Further Photos Apartment 1



## APARTMENT TWO

The second apartment briefly comprises: living room / bedroom, good size kitchen / dining area which includes a range of matching base and wall units, electric oven and electric hob and finally a separate three piece part tiled bathroom, comprising of hand wash basin, shower and w/c.

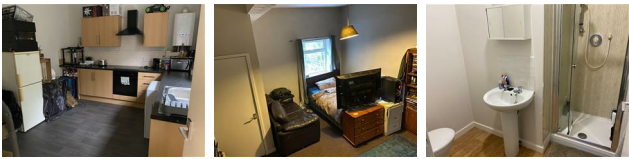
## Further Photos Apartment 2

## FIRST FLOOR LANDING



To the first floor landing, there is a ceiling light and entrance door at the top of the stairs leading to the following rooms:

## APARTMENT THREE



This large one bedroom apartment briefly comprises: Entrance hall, living room/ bedroom, good size kitchen/dining room which includes a range of matching base and wall units, electric oven and electric hob and finally a separate three piece part tiled bathroom suite in white with chrome fittings and comprising of hand wash basin, shower and w/c.

## Further Photos Apartment 3



## APARTMENT FOUR



The fourth apartment briefly comprises: living room / bedroom, good size kitchen / dining area which includes a range of matching base and wall units, electric oven and electric hob and finally a separate three piece part tiled bathroom, comprising of hand wash basin, shower and w/c.

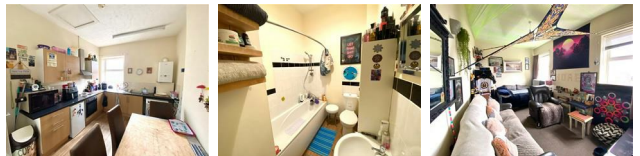
## Further Photos Apartment 4

## TO THE SECOND FLOOR



To the second floor:

## APARTMENT FIVE



The fifth and final apartment briefly comprises: Entrance hall, living room/ bedroom, good size kitchen/dining room which includes a range of matching base and wall units, electric oven and electric hob and new fridge. Finally a separate three piece part tiled bathroom suite in white with chrome fittings and comprising of hand wash basin, shower and w/c.

## Further Photos Apartment 5



## EXTERIOR



This investment purchase is set on Lowergate, the Apartments offer communal rear yard, with off road parking for two cars:

## FURTHER PHOTOS



## EPCS

FLAT 1: C  
FLAT 2: D  
FLAT 3: C  
FLAT 4: C  
FLAT 5: C

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Tenure

This property is ( FREEHOLD TBA)

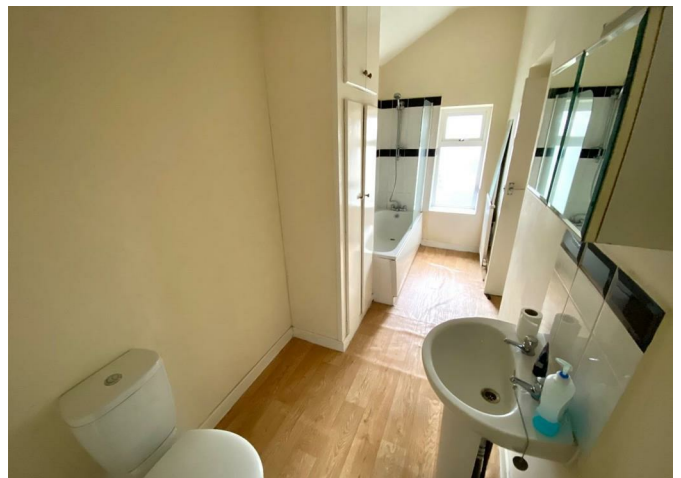
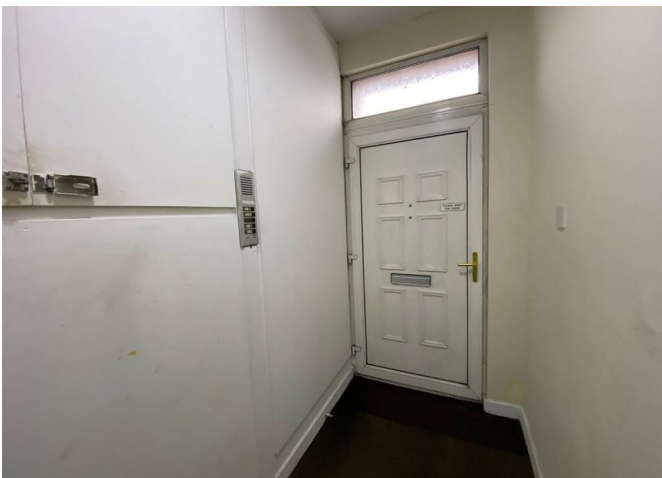
## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

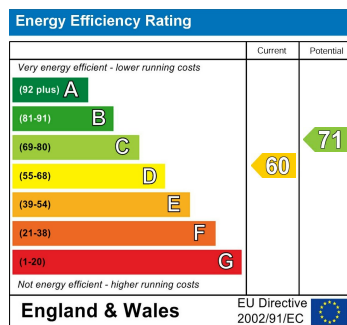
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### Energy Efficiency Graph



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