



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 4 Savile Street, Huddersfield, HD3 4PG

**Price Guide £299,995**

**\*UNDER OFFER\* \*IDEAL INVESTMENT PURCHASE\*** ADM Residential are offering the opportunity to purchase a superb investment for any buy to let investor looking for fantastic rental income. These 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 six self contained mews' with large living spaces and separate bathroom facilities, each boasting electric heating. Each mews briefly comprises of; entrance vestibule with access to the meter cupboard, spacious lounge and modern fitted kitchen. To the first floor: good sized bedroom area and access to bathroom. 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)



### MEWS 4

Layout and specification is similar to Mews 4B. Due to Covid-19 restrictions, we are currently unable to gain access:

### MEWS 4A

Layout and specification is similar to Mews 4B. Due to Covid-19 restrictions, we are currently unable to gain access:

### MEWS 4B



Upvc entrance door leads to the lounge with Upvc windows to the front aspect, access to electric meter cupboard and staircase rising to bedroom floor. A good sized lounge offers ample power sockets, T.v point, Telephone point and wall mounted electric storage heater. Door leads to fitted kitchen featuring a range of base and wall mounted units in Cream with wood trim, complimentary laminate working surfaces and tiled splash backs. Stainless steel sink unit with mixer tap, integral electric oven and four ring hob with extractor hood over. Plumbing for automatic washing machine and space for under counter fridge/freezer and finished with vinyl flooring. To the first floor, a good sized bedroom space with ample power sockets. and Velux window. Door leads to fitted bathroom with Velux double glazed window to the rear aspect, featuring a panelled bath, hand wash pedestal and low level flush w/c. Finished with built in storage cupboards, extractor fan and vinyl flooring:

### MEWS "B" FURTHER PHOTOS



### MEWS 4C



Upvc entrance door leads to the lounge with Upvc

windows to the front aspect, access to electric meter cupboard and staircase rising to bedroom floor. A good sized lounge offers ample power sockets, T.v point, Telephone point and wall mounted electric storage heater. Door leads to fitted kitchen featuring a range of base and wall mounted units in Cream with wood trim, complimentary laminate working surfaces and tiled splash backs. Stainless steel sink unit with mixer tap, integral electric oven and four ring hob with extractor hood over. Plumbing for automatic washing machine and space for under counter fridge/freezer and finished with vinyl flooring. To the first floor, a good sized bedroom space with ample power sockets. and Velux window. Door leads to fitted bathroom with Velux double glazed window to the rear aspect, featuring a panelled bath, hand wash pedestal and low level flush w/c. Finished with built in storage cupboards, extractor fan and vinyl flooring:

### MEWS "C" FURTHER PHOTOS



### MEWS 4D



Upvc door leads to entrance vestibule Upvc windows to the front aspect, access to electric meter cupboard, staircase rising to bedroom floor and stairs descending to the lounge. A good sized lounge offers ample power sockets, T.v point, Telephone point and wall mounted electric storage heater. Door leads to modern fitted kitchen featuring a range of base and wall mounted units in Matt Grey with brushed chrome effect handles, complimentary laminate working surfaces and tiled splash backs. Stainless steel sink unit with mixer

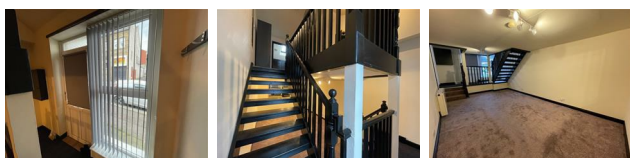
tap, integral electric oven and four ring hob with extractor hood over. Plumbing for automatic washing machine and space for under counter fridge/freezer and finished with wood effect vinyl flooring. To the first floor, a good sized bedroom space with ample power sockets. Door leads to modern fitted bathroom with velux double glazed window to the rear aspect, featuring a panelled bath, hand wash pedestal and low level flush w/c. Finished with built in storage cupboards, extractor fan and wood effect vinyl flooring:

### MEWS 4D FURTHER PHOTOS



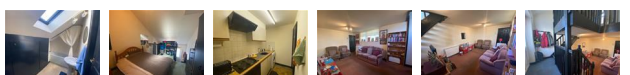
Mews 4D further photographs.

### MEWS 4D FURTHER PHOTOS



Mews 4D further photographs.

### MEWS 4E



Upvc entrance door leads to the lounge with Upvc windows to the front aspect, access to electric meter cupboard and staircase rising to bedroom floor. A good sized lounge with Upvc window to the side aspect offers ample power sockets, T.v point, Telephone point and wall mounted electric storage heater. Door leads to fitted kitchen featuring a range of base and wall mounted units in Cream with wood trim, complimentary laminate working surfaces and tiled splash backs. Stainless steel sink unit with mixer tap, integral electric oven and four ring hob with extractor hood over. Plumbing for automatic washing machine and space for under counter fridge/freezer and finished with vinyl flooring. To the first floor, a good sized

bedroom space with ample power sockets. and Velux window. Door leads to fitted bathroom with Velux double glazed window to the rear aspect, featuring a panelled bath, hand wash pedestal and low level flush w/c. Finished with built in storage cupboards, extractor fan and vinyl flooring:

### MEWS "E" FURTHER PHOTOS



### STORAGE SHED

Externally, at the rear of the property is a useful storage shed that the current owner uses to keep equipment. Access is via a gate to the side of Mews 4E:

### RENTAL INCOME

An approximate £27,000 rent is generated on a yearly basis. Please take into account costs and expenses that may occur during the tenancies.

### Tenure

This property is Leasehold with a 999 year lease - further details TBC.

### Council Tax Bands

The council Tax Banding on all six properties is "A" Please check the monthly amount on the Kirklees Council Tax Website .

### MANAGEMENT SERVICE

ADM Residential can provide you a full management service at a competitive rate for all of the properties.

For further information, please telephone the office to speak with a member of our team.

### 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.

## 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. 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.

## RENTAL INFORMATION 2020

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

Professional tenants only need apply due to the mortgage stipulations:

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:  
Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT

Security Deposit/ Bond is required On All Our Properties.

You must pass all referencing to proceed with the tenancy.

## 4C Measurements

Entrance - 4.51' x 5.58'

Lounge - 17.48' x 11.75'

Kitchen - 11.8' x 4.87'

Bedroom - 10.61' x 9.46' x 7.29' x 5.29'

Bathroom - 10.69' x 4.15' x 5.85' x 2.46'

## 4D Measurements

Entrance - 10.63' x 2.64'

Lounge - 18.55' x 10.53'

Kitchen - 10.41' x 5.06'

Bedroom - 9.87' x 8.76' x 16.39' x 3.71'

Bathroom - 9.92' x 4.72'

## 4E Measurements

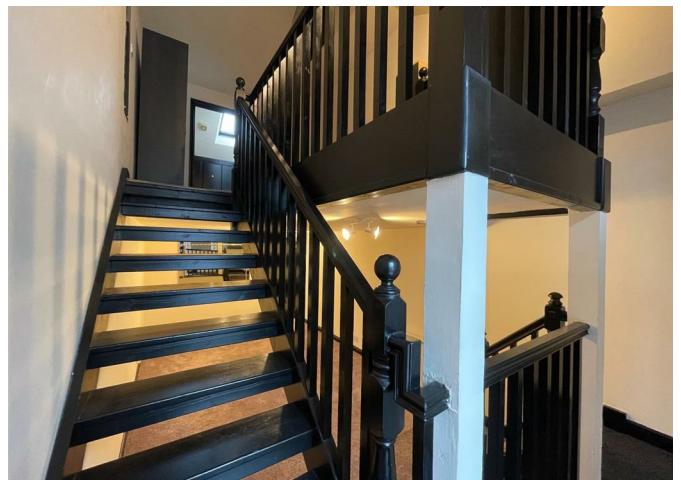
Entrance - 10.7' x 3.56'

Lounge - 10.6' x 18.77'

Kitchen - 10.86' x 4.85'

Bedroom - 10.83' x 10.51' x 5.52' x 4.26'

Bathroom - 10.87' x 4.73' x 5.9' x 2.46'



## Energy Efficiency Graph



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