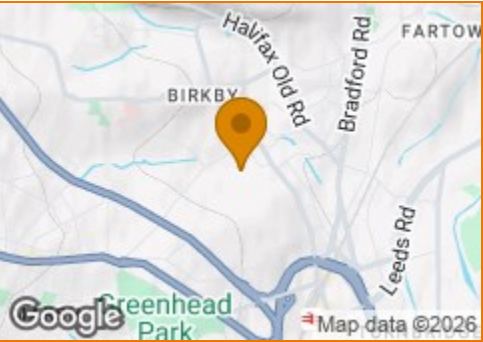


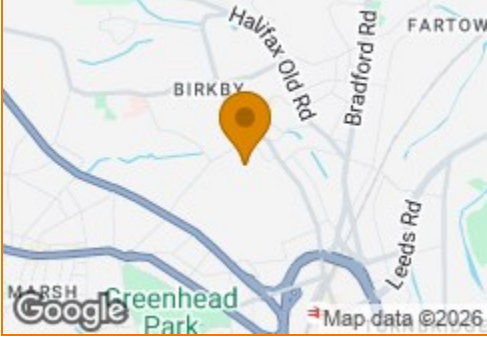
Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Basement

Unfortunately, we couldn't create your 3D plan. Support are aware of this and will look at the issue as soon as possible.

Top Floor

Bedroom

Ground Floor

Lounge Kitchen

First Floor

Bathroom Bedroom Bedroom

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

45 Clement Street, Huddersfield

BOULTONS



Clement Street

Birkby, Huddersfield, HD1 5HE

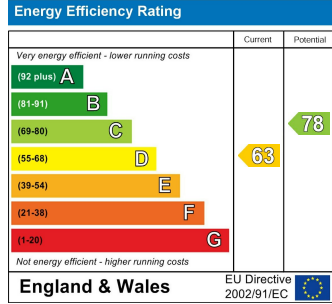
Offers Over £99,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

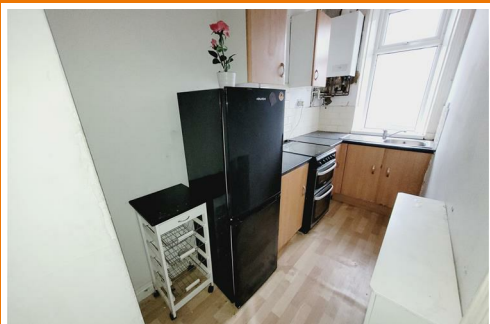
Registered in England no: 3604647 • Regulated by RICS



Clement Street

Birkby, Huddersfield, HD1 5HE

Offers Over £99,995



**** OFFERED FOR LANDLORDS TO HIT THE GROUND RUNNING ** SOLD WITH TENANT IN SITU ****

Situated within a POPULAR & CONVENIENT location is this 3 BEDROOMED front terrace property. Well placed for TOWN CENTRE access, local amenities and SCHOOLING, the accommodation which is offered with an established tenant comprises: Entrance vestibule, spacious lounge, separate kitchen, 3 BEDROOMS and bathroom. GAS CENTRALLY HEATED & DOUBLE GLAZED WITH LOW MAINTENANCE GARDEN TO THE FRONT. Ideally meeting the requirements of the FIRST TIME BUYER SUBJECT TO THE CORRECT NOTICE PERIOD and clearly for landlord/investor.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via the front entrance door.

LIVING ROOM

14'9" x 14'2"

A generous reception room positioned at the front of the house with fitted electric fire with a tiled surround upvc window and radiator.

KITCHEN

12'0" x 4'10"

Having a range of fitted base and wall units with worktop space over and also having a single drainer sink unit.

LOWER GROUND FLOOR

CELLAR

13'0" x 9'1"

FIRST FLOOR

LANDING

10'0" x 2'6"

An spacious area with access to the bedrooms and staircase to the attic bedroom.

BEDROOM

11'2" x 10'0"

With upvc double glazed window and radiator.

BEDROOM

10'2" x 9'1"

With upvc double glazed window and radiator.

BATHROOM

10'11" max x 4'7"

Fitted with a 3 piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level wc. Radiator.

SECOND FLOOR

ATTIC BEDROOM

20'0" x 8'9"

The attic bedroom is a spacious area with some limited headroom. There is a sky light window and radiator.

OUTSIDE

A buffer garden can be found to the front of the property.

COUNCIL TAX BAND A

EPC RATING E

TENURE

We are advised that the property is a leasehold title, further information can be obtained during the conveyancing process.

AGENTS NOTES

Please be advised the photos advertised were from before the tenant took occupation.

