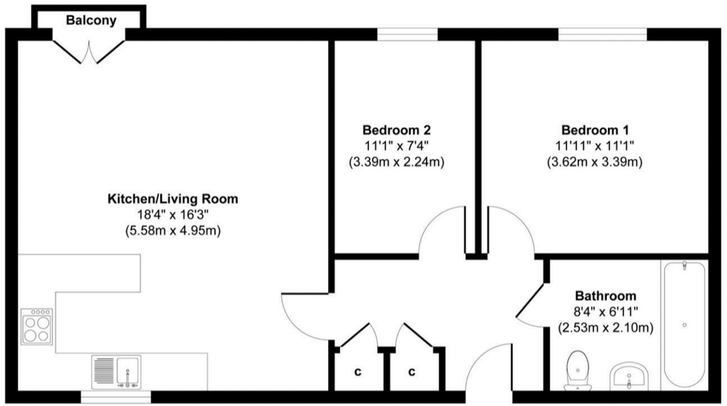


Floor Plan
Approximate Floor Area
661 sq. ft
(61.43 sq. m)

Approx. Gross Internal Floor Area 661 sq. ft / 61.43 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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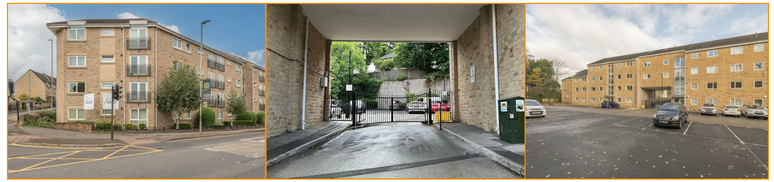


The Gate. 81A Halifax Road Halifax Road

Birchencliffe, Huddersfield, HD3 3BR

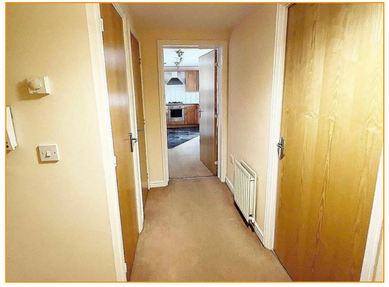
Offers Around £107,500

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ATTENTION LANDLORDS, this ATTRACTIVE & MODERN two-bedroom apartment presents an excellent opportunity for investors seeking a property with immediate rental income. Currently tenanted, the flat generates a steady rental income of £750 per calendar month, allowing you to hit the ground running from day one.

The property is situated in a popular location, just a stone's throw from the vibrant village centre of Lindley, which offers a variety of shops, cafes, regarded schools and amenities. Additionally, its proximity to the M62 corridor ensures easy access to major cities, making it an attractive option for commuters.

This well-appointed apartment benefits from a spacious and well appointed living arrangement, providing convenience and comfort. Furthermore, the flat includes private gated parking, a valuable feature in this bustling area, ensuring that you and your tenants have secure and hassle-free parking.

With its established tenant and desirable location, this flat is a fantastic investment opportunity that should not be overlooked. Whether you are a seasoned investor or new to the property market, this flat on Halifax Road is poised to deliver both comfort and financial returns.

ACCOMMODATION

COMMUNAL HALLWAY
An external entrance door with an entry phone system gives access to the communal hallway and, from here, access to the mid floor apartments.

HALLWAY
The hallway has two useful storage cupboards, one of which houses the boiler for the central heating system. There is a telephone entry system, a radiator and a door leading to a large living/dining kitchen.

LIVING/DINING KITCHEN
This is a large open-plan room incorporating the kitchen and dining areaenjoys a contemporary fitted kitchen complimented by a range of units comprising wall cupboards and base units, with tiled splashbacks and a sink unit. Integrated appliances include an oven, hob, microwave, dishwasher, fridge and freezer. There is plumbing for an automatic washing machine. The living and dining areas enjoy good levels of natural light via a uPVC window and Juliet balcony to the front elevation, central heating radiator.

BEDROOM ONE
This double bedroom has plenty of space for furniture, a uPVC window and a radiator.

BEDROOM TWO
This large single bedroom is positioned also features a uPVC window and a radiator.

BATHROOM
The bathroom has a three-piece suite comprising a panelled bath with shower over and a splash screen, a pedestal hand basin, a low-level WC. There is tiling to the floor and in splash areas to the walls, ceiling downlighting, floor tiling and a radiator.

EXTERNAL DETAILS
Automatic entrance gates give access to the parking area, where an allocated space is to be found.

COUNCIL TAX. BAND B

TENURE
Leasehold. 150 years with circa 130 years remaining. Annual ground rent £150. Service charge circa £1800 P.A. Full details to be confirmed during the conveyancing process.

AGENTS NOTES.
Although the preference would be to sell this apartment with the tenant in situ, who has expressed a want to stay on on occupation it would be possible for an owner occupier to purchase this flat subject to the correct notice period for vacant possession.

