





# 91 Birch Road, Huddersfield, HD4 7LP

## Auction Guide £450,000



Flats 1-8 , 91 Birch Road, Huddersfield, - For sale by our joint auctioneers London City Auctions in their 30th of June auction, online or in person at the Hard Rock Hotel at 2pm

INVESTMENT FLATS - producing £33,460 P.A

Freehold; Arranged as 8 self contained apartments.

Accommodation/tenancy's:

- 1) Ground Floor: Studio room, kitchen, shower room/wc: Let on a 12 month AST from 27/06/2020 (holding over) ARI-£3,900 PA
- 2) Ground Floor: Reception room, bedroom, shower room/wc: Let on a 12 month AST from 17/09/2021 ARI-£4,500 PA
- 3) Ground Floor: Reception room, bedroom, shower room/wc. Let on a tenancy (TBC) ARI £4,200 PA
- 4) Ground Floor: Studio room, kitchen, shower room/wc Let on a tenancy (TBC) ARI £3,540 PA
- 5) First Floor.: Reception room, bedroom, shower room/wc. Let on a tenancy (TBC) ARI £3,900 PA
- 6) First Floor.: Reception room, bedroom, shower room/wc. Let on a 12 month AST from 14/08/2020 (holding over) ARI £4,500 PA
- 7) First Floor: Reception room, bedroom, shower room/wc. Let on a 6 month AST from 24/08/2011 (holding over) ARI £4,420 PA
- 8) First Floor: Reception room, bedroom, shower room/wc. Let on a 12 month AST from 30/06/2021 ARI £4,500 PA

Location:

Situated approximately 2.5 miles south of Huddersfield town centre and set within an established residential location between Station Lane and Bridge Street. Public transport includes Berry Bow railway station with frequent links to both Huddersfield town centre and Sheffield city centre. Shopping amenities are local with further wider facilities located in the town centre. Recreation facilities can be found at Woodfield Park Sports and Social Club and the surrounding countryside.

Buyer's Premium:

Applies under the fall of the hammer. The purchaser shall pay 10% deposit. Plus, in addition, a buyer's premium of 2% of the sale price, minimum of £5,000 + VAT upon exchange of the contract.

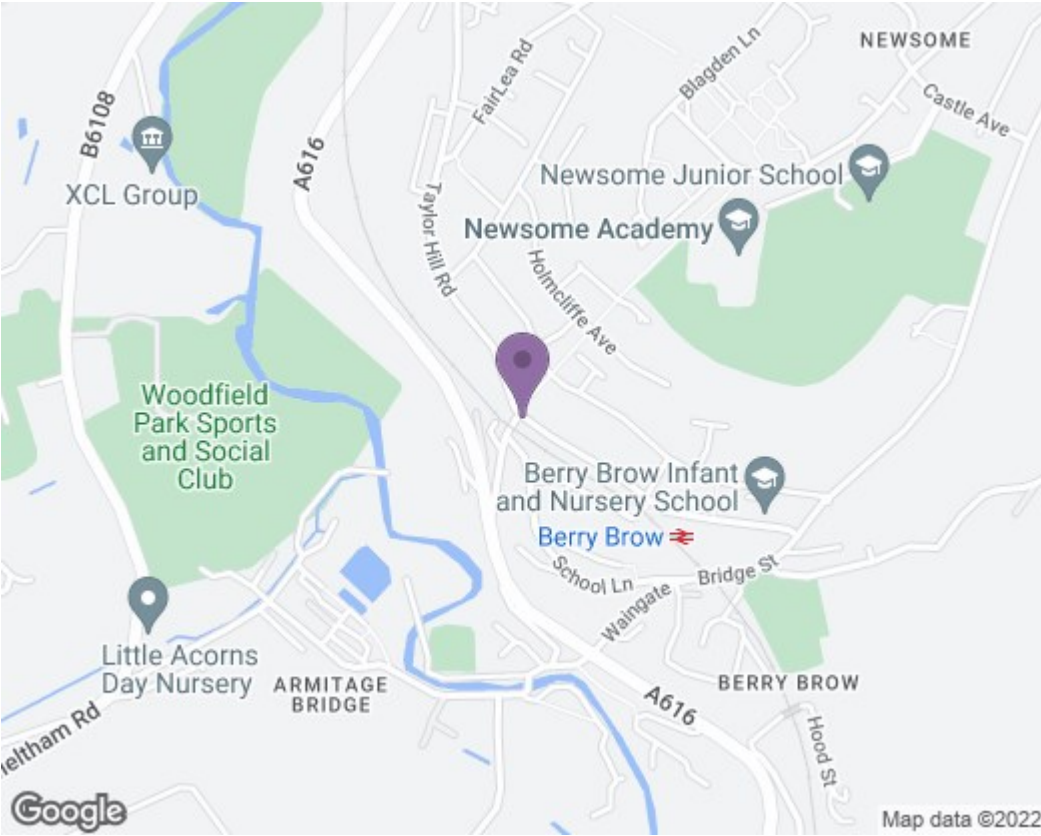
Please feel free to contact our sales and enquires team on 01636 558200 or Email us at [sales@nalcgroup.co.uk](mailto:sales@nalcgroup.co.uk)

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## Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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