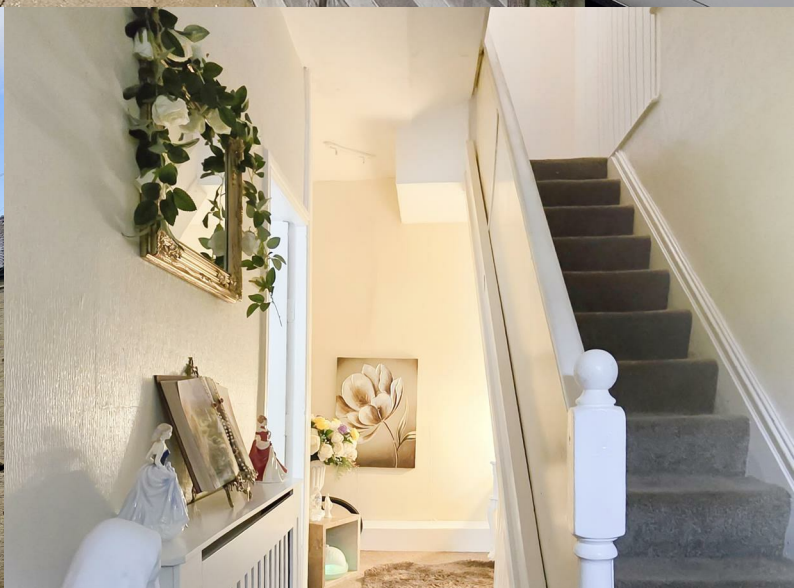




29 Tanfield Road

, Huddersfield, HD1 5HG

Offers in the region of £120,000



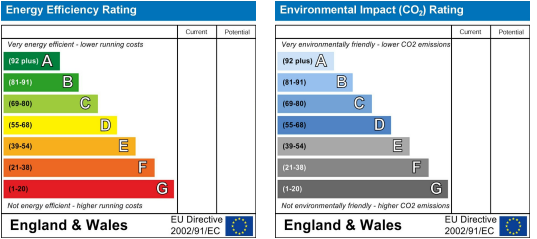
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our SMART PROPERTIES HD Office on 01484 971300 if you wish to arrange a viewing appointment for this property or require further information.



Investor Opportunity – Tanfield Road, Huddersfield, HD1 5HG

INVESTOR ONLY – COMES WITH SITTING TENANT- Back to back property

Smart Properties HD are delighted to present this well-presented three-bedroom terraced property located on Tanfield Road, Huddersfield, HD1 5HG. Offered to the market as an investment opportunity only, the property is currently achieving an increased rental income following a recent rent review.

The accommodation is arranged over multiple levels and briefly comprises an entrance hallway, living room, kitchen/dining area, bathroom, and three bedrooms. The property benefits from spacious room sizes, useful cellar/lower-ground accommodation, gas central heating, double glazing, and external space.

Loft Room / Bedroom Three: The property benefits from a converted loft currently utilised as a third bedroom. The agent has not been provided with documentation confirming Building Regulations approval for the loft conversion. Prospective purchasers are advised to satisfy themselves as to any necessary consents and compliance through their solicitor/surveyor prior to purchase.

Situated in a popular residential location, the property is well placed for access to Huddersfield town centre, local schools, shops, transport links and surrounding amenities, making it a strong rental investment.

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.