



**Fitzwilliam Street, Huddersfield HD1 5PS**



**welcome to**

**Fitzwilliam Street, Huddersfield**

Attention investors! A six-bed HMO within a conservation area & Grade II listed, offering strong rental potential. Close to Huddersfield town centre, the station & University, with period features, a communal kitchen and living room, plus garden space. Perfect for larger families.



**Lounge (basement)**

10' 10" x 13' 6" ( 3.30m x 4.11m )

**Kitchen (basement)**

14' 4" x 13' 5" into recess ( 4.37m x 4.09m into recess )

**Shower Room (basement)**

13' 6" x 3' 6" ( 4.11m x 1.07m )

**Bedroom One (ground floor)**

13' 5" into recess x 14' 3" ( 4.09m into recess x 4.34m )

**Bedroom Two (ground floor)**

13' 7" x 13' 10" ( 4.14m x 4.22m )

**Bedroom Three (first floor)**

10' 1" into recess x 14' 1" ( 3.07m into recess x 4.29m )

**Bedroom Four (first floor)**

11' 3" x 12' 6" ( 3.43m x 3.81m )

**Bathroom (first floor)**

17' 7" x 5' ( 5.36m x 1.52m )

**Bedroom Five (first floor)**

7' 3" x 14' 4" ( 2.21m x 4.37m )

**Bedroom Six (second Floor)**

10' 1" x 7' 1" ( 3.07m x 2.16m )



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## Fitzwilliam Street, Huddersfield

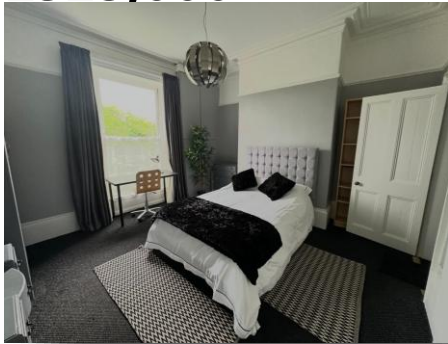
- Grade II listed and lies within a conservation area
- Prime location near to Huddersfield town centre
- Licensed HMO
- Rear garden space with off-road parking
- Spacious rooms throughout with communal kitchen and living room
- Conveniently located for Huddersfield train station, University and local shops and amenities
- Chain-free sale
- Lovely original, period features throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118907 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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