



3 Moss Street, Newsome

INVESTMENT OPPORTUNITY – Approximately £35,000 gross revenue per annum.

This purpose built block of 4 student apartments was constructed circa 2016 and completed to an exceptional standard with high quality fixtures and fittings throughout. It features a bank of PV panels and has excellent energy efficiency credentials providing low running costs. There are 2 studio apartments and 2 x 2 double bedroom apartments, all accessed from the communal entrance hall. Externally there is a generous courtyard at the rear which provides garden areas and parking.

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About 3 Moss Street

The property is of timber framed construction with stone frontage, rendering to the gable walls and rear under an artificial stone slate roof. It was completed circa 2016 and completed to an excellent standard throughout with uPVC double glazed windows and modern fixtures and fittings throughout.



Communal Areas

Entry to the property is via a communal hall which features a glazed door and audio visual intercom entry system with a panel in each of the apartments. The hall features a staircase to the first floor with storage cupboard and communal washing machine. There are also service rooms on each floor housing the central heating boiler, CCTV and MVHR systems.



Flat 3 – Studio Apartment

Accommodation:

There is a 2 bedroom apartment and a studio apartment on each of the 2 floors. Flats 1 and 3 are studio apartments having an entrance lobby, shower room / wc and living / bedroom with fitted kitchen. Flats 2 and 4 again have an entrance lobby, good sized living room with kitchen area, shower room / wc and 2 double bedrooms.

Flat 4 – 2 Bedroom Apartment



Living Room



Kitchen



Shower Room



Bedroom 1



Bedroom 2

Specifications

An electric boiler provides hot water and central heating for each of the flats. The operating cost of this is reduced by the bank of Photovoltaic panels on the rear roof elevation which generate a feed in tariff to the national grid. The energy saving credentials are further enhanced by high levels of insulation and individual Mechanical Heat Recovery Ventilation (MVHR) systems in each apartment.

It also has 3 phase electrics, LED lighting throughout, fire alarm system with CO2 and heat sensors – this is tested annually. Full details of all specifications can be discussed further when viewing the property with the vendor.



External

Externally, the property is street lined to the front and has a gravelled driveway to the side leading to a generous courtyard for parking at the rear. The two ground floor properties have glazed double doors opening onto paved seating areas at the rear. There is also a raised garden area at the rear of the courtyard which is planted with fruit trees. There are outside light, water and electricity points.



Location

The property is located at the lower end of Newsome close to amenities and approximately half a mile from the Huddersfield University campus. On foot, this is approximately a 10 minute walk.

Income

We are informed by the client that the gross annual income generated by the properties amounts to circa £35,000 per annum.

Additional Information

The property is Freehold.

Energy ratings:

Flat 1: 76 (Band C)

Flat 2: 78 (Band C)

Flat 3: 76 (Band C)

Flat 4: 78 (Band C)

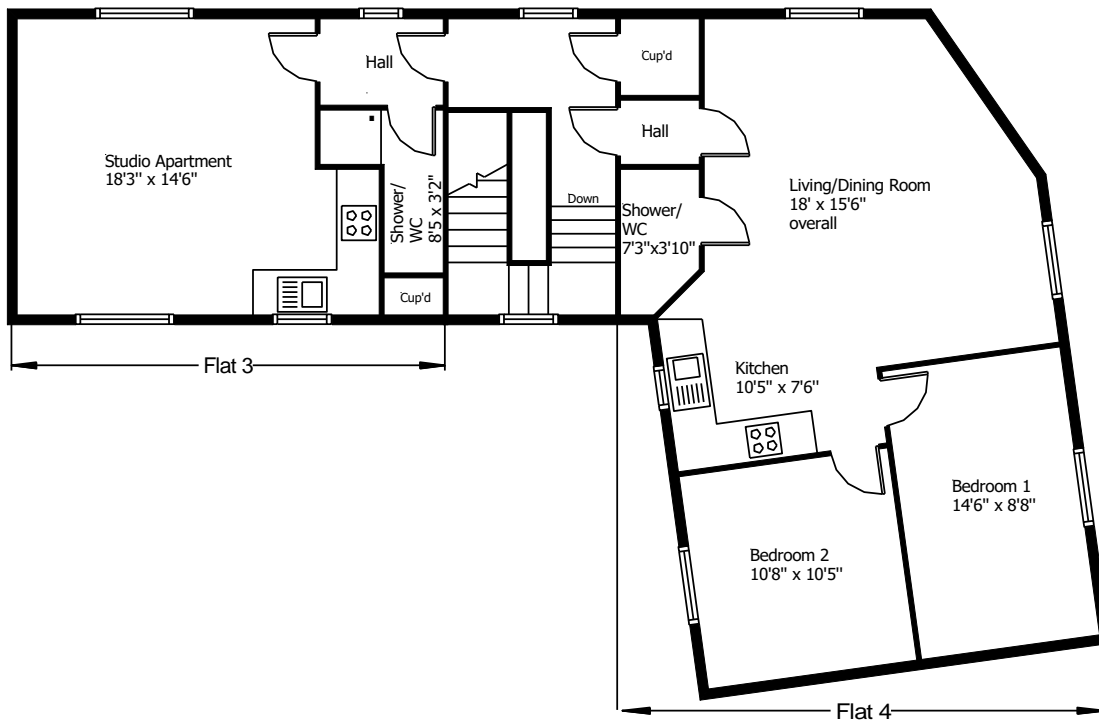
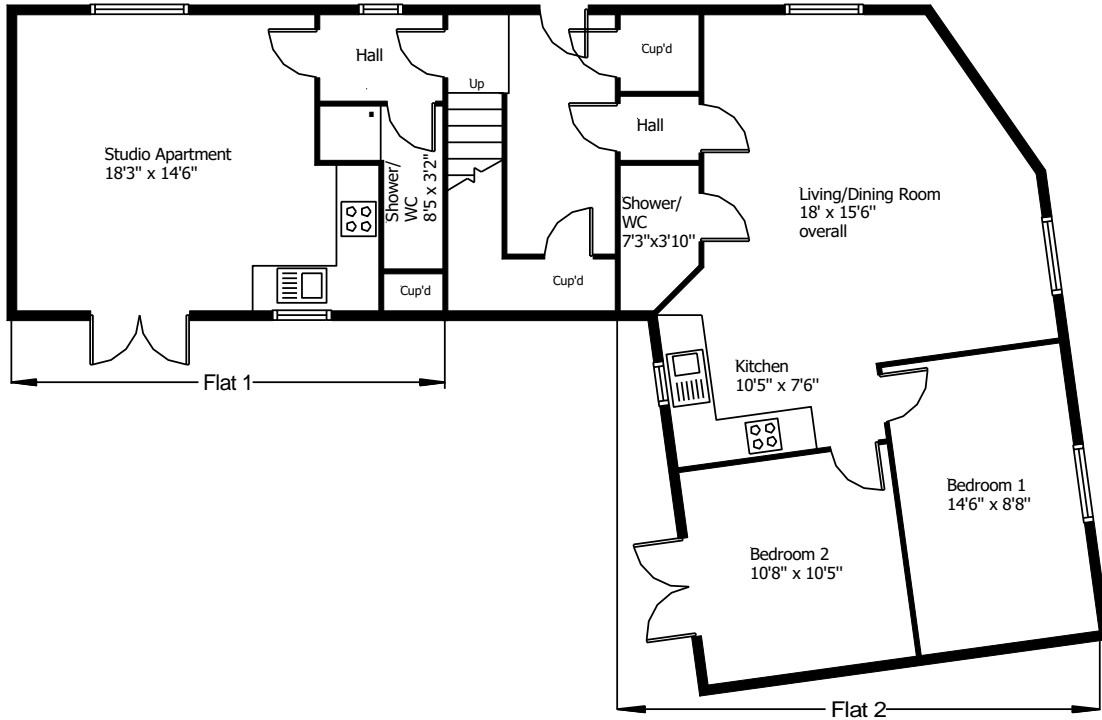
Viewing

Strictly by appointment with Wm Sykes & Son.

Directions

From the general location of the University head towards Newsome over Kings Bridge Road and the River Colne, through the traffic lights and up Newsome Road. Turn left onto Bell Street, then right onto Moss Street. The property is to be found on the corner of these two streets and parking is down the driveway at the side.

3 Moss Street, Newsome



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