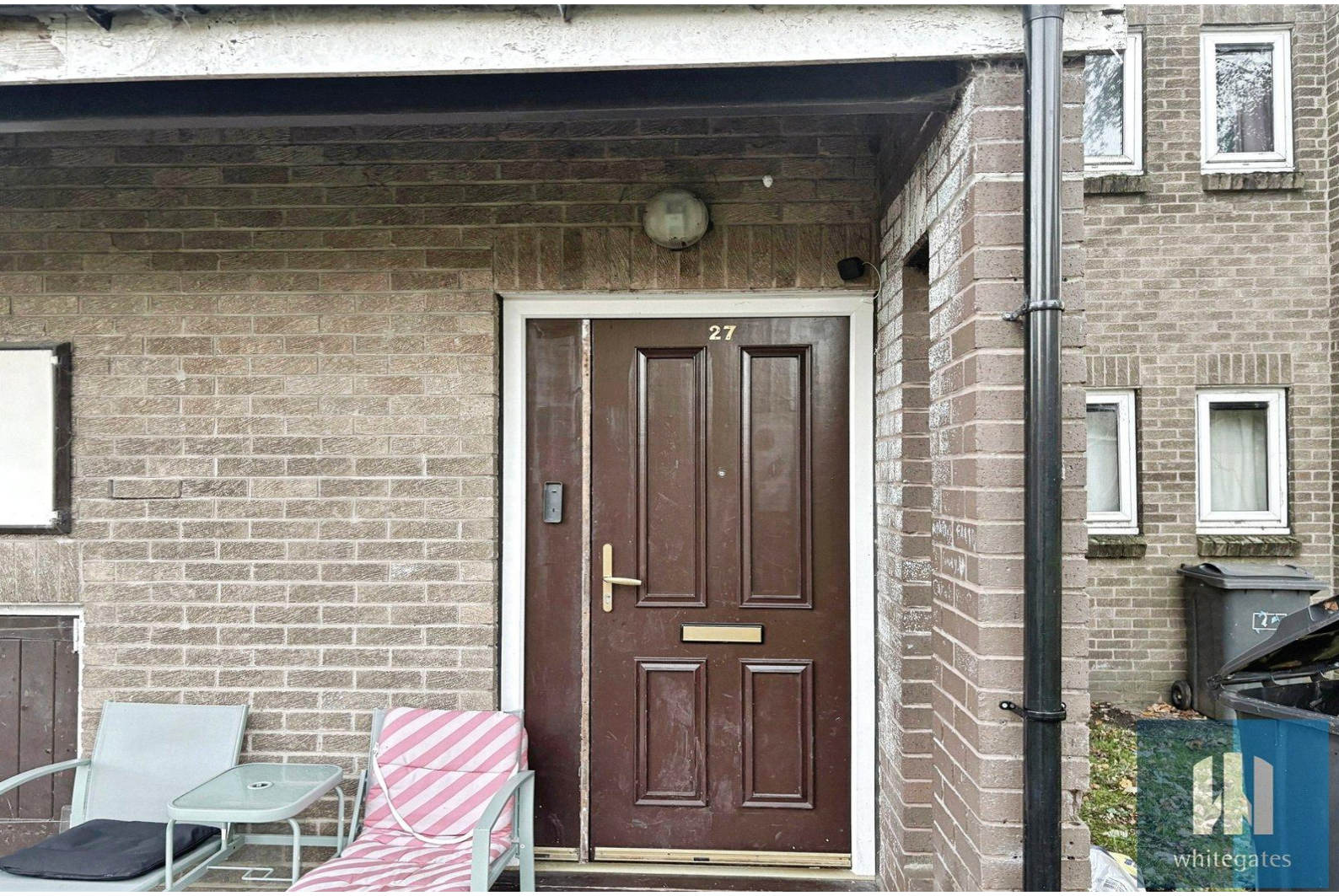
whitegates










# Lightenfield Lane, Huddersfield, HD4

2 | 1 | 1 | EPC C

**Asking Price: £80,000**

To be advised




## Lightenfield Lane, Huddersfield, HD4 7WJ

2 bedrooms
1 bathrooms
1 reception rooms

## Asking Price: £80,000

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**Council Tax Band: TBA**

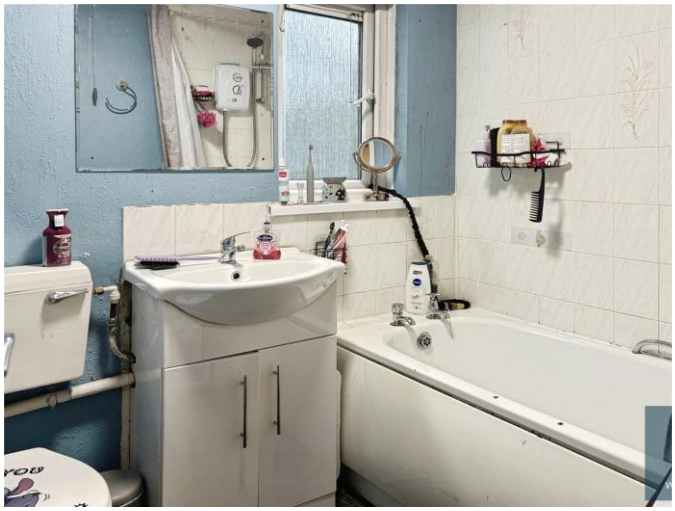
New to the market with the Multi Award-Winning Whitegates Estate Agents is this fantastic two-bedroom apartment, offered for sale with a tenant in situ currently paying £550 PCM (£6,600 per annum).

Presenting an excellent buy-to-let investment opportunity, the property offers an immediate rental income from completion, making it an ideal addition to any investor's portfolio.

New to the market with the Multi Award-Winning Whitegates Estate Agents is this fantastic opportunity to acquire a two-bedroom apartment, offered for sale with a tenant in situ, currently achieving a rental income of £550 PCM (£6,600 per annum).

This property is ideally suited to buy-to-let investors, whether you are an experienced landlord looking to expand your existing portfolio or a first-time investor looking to take advantage of the rental market. With a tenant already in occupation, the property offers the benefit of an established rental arrangement, providing an income from day one of ownership, subject to the terms of the existing tenancy.







One of the key attractions of this investment is the opportunity to bypass the usual process of marketing a property for rent, sourcing prospective tenants and arranging a new tenancy. Instead, the incoming purchaser can benefit from an existing tenant and an established monthly rental income of £550, equating to £6,600 annually.

Two-bedroom properties continue to appeal to a wide range of tenants, making them a popular choice amongst landlords seeking to build a varied and sustainable property portfolio. The apartment could therefore make an excellent addition to an existing collection of investment properties or provide a steppingstone for those looking to enter the buy-to-let market.

The property is being offered as an investment purchase only, with the tenant remaining in situ, making this an opportunity particularly worthy of consideration for landlords and investors seeking an income-producing property.

For further information or to arrange a viewing, contact the Multi Award-Winning Whitegates Estate Agents today

**Entrance Hallway**

Accessed via the front entrance door, the hallway provides access to the accommodation and creates a welcoming entrance into the apartment.

**Kitchen**

A good-sized kitchen offers ample space for everyday cooking and food preparation, with plenty of potential to suit a variety of needs.

**Living / Dining Room**

A particularly spacious living and dining area, providing plenty of room for both relaxing and entertaining. There is ample space for lounge furniture alongside a dining table, making this a versatile and welcoming room.

**Bedroom One**

A generously proportioned double bedroom, offering plenty of space for bedroom furniture and additional storage.

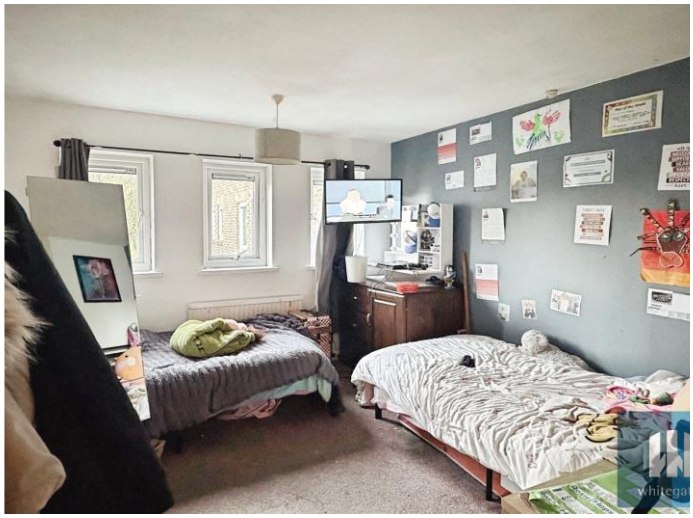
**Bedroom Two**

A second well-sized bedroom, slightly smaller than the principal bedroom but still offering good proportions and ample space for bedroom furnishings. Ideal as a guest bedroom, child's room or home office.

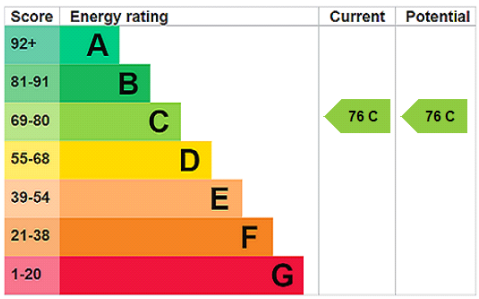
**Bathroom**

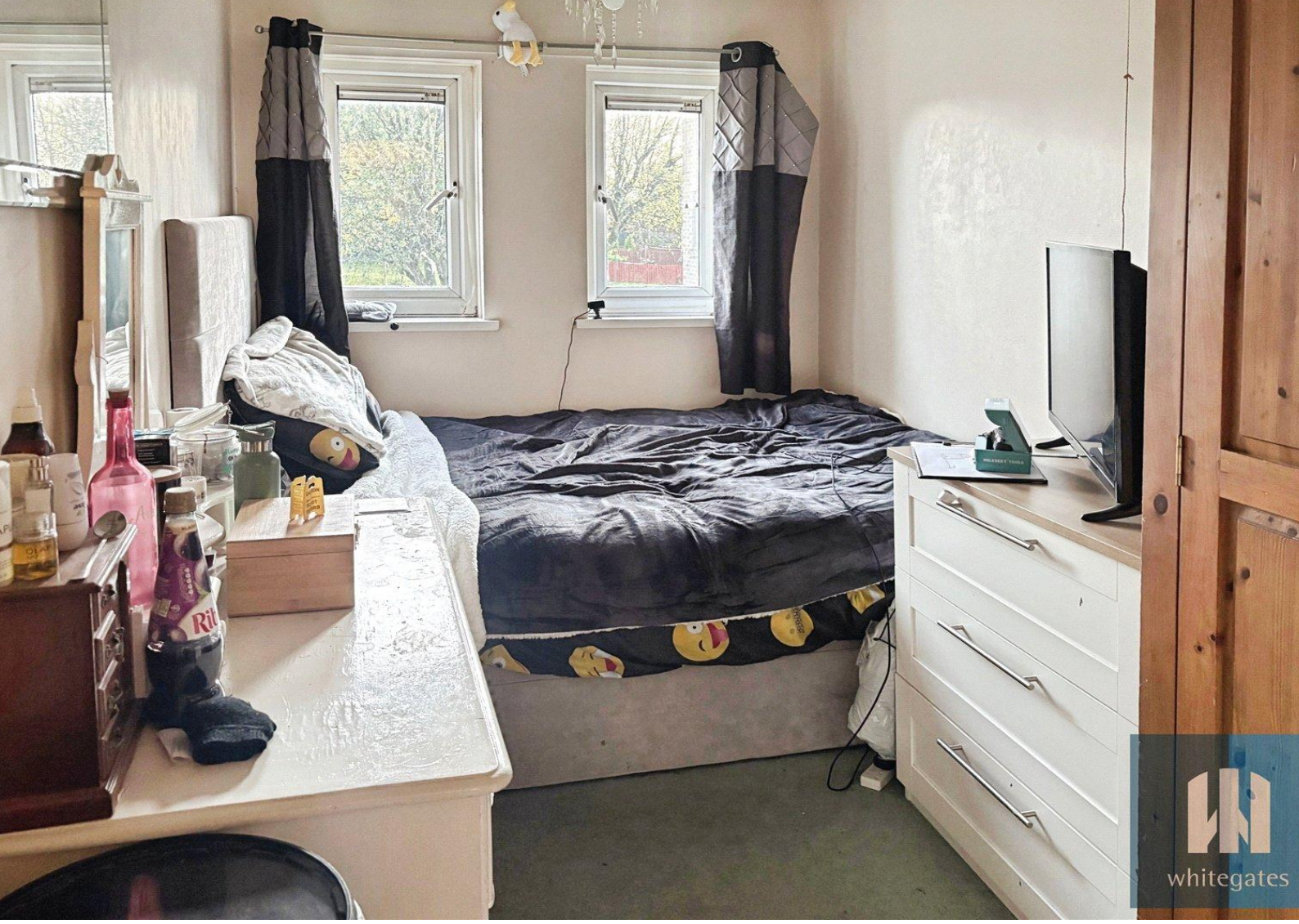
A well-proportioned bathroom, offering a practical and comfortable space with room for the usual bathroom fittings.



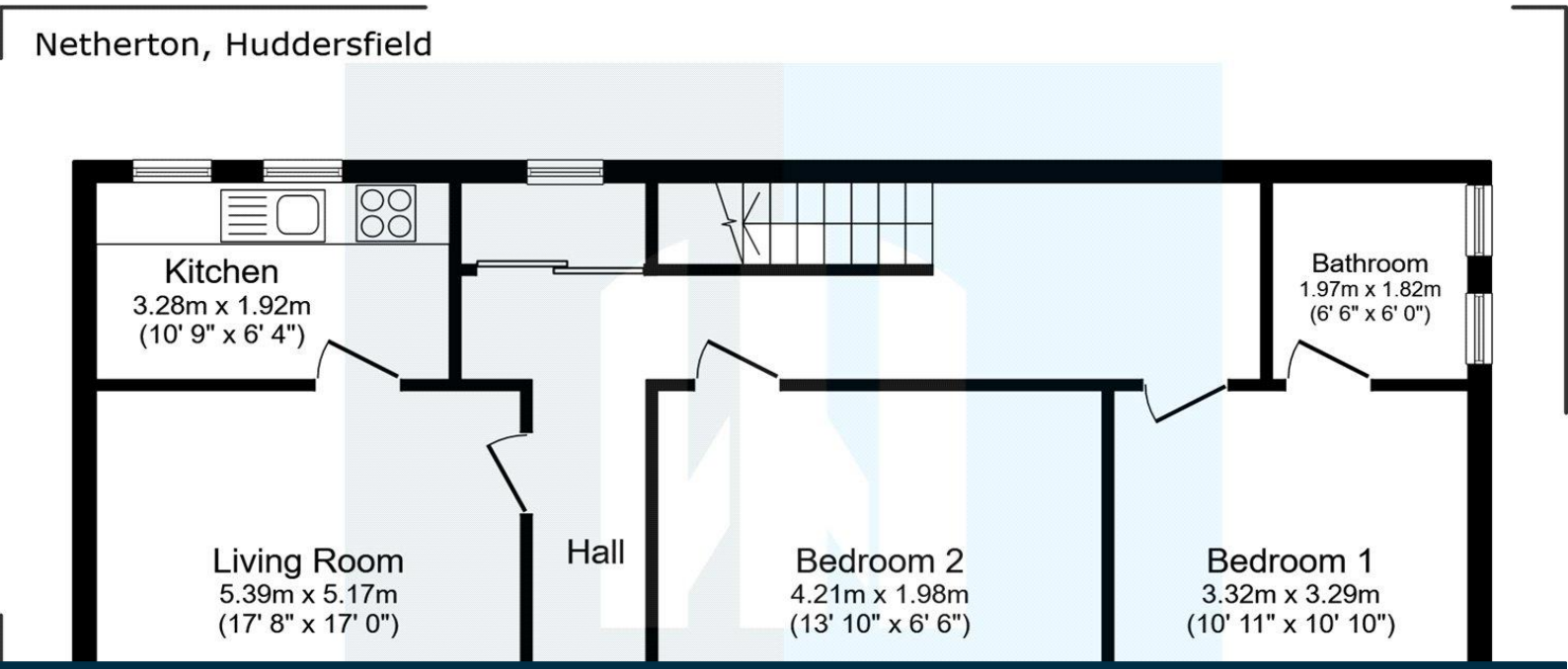








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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman