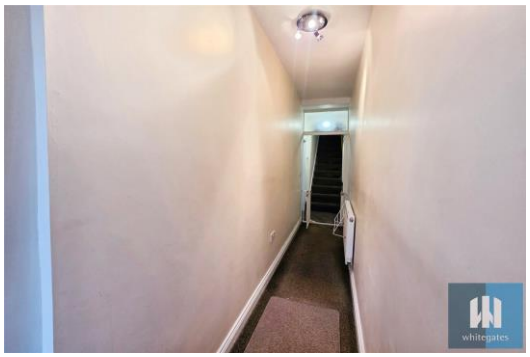
whitegates









Bourn View Road, Netherton, HD4

1 | 1 | 1 | EPC C

Guide Price: £90,000

Freehold



Bourn View Road, Netherton, HD4 7JY

1 bedroom
1 bathroom
1 reception room

Guide Price: £90,000

- Established rental income of £485 PCM.
- Annual rental income of £5,820.
- Tenant in situ
- Ideal turnkey buy-to-let investment.
- Excellent opportunity for portfolio expansion.
- One-bedroom house in Huddersfield.

Council Tax Band: A

NEW TO THE MARKET WITH WHITEGATES

An excellent opportunity for landlords and property investors to acquire this one-bedroom house, conveniently located in Huddersfield. Being sold with a tenant in situ currently paying £485 per calendar month, generating an annual rental income of £5,820, this property offers an immediate income stream from completion, making it an ideal addition to an existing rental portfolio or an attractive opportunity for first-time investors.

For investors looking to expand their property portfolio, this is an opportunity to purchase a property with a tenant already in place, removing the initial expense and time associated with finding a new tenant, marketing the property and arranging a new tenancy. Whether you are an experienced landlord looking to add another property to your portfolio or taking your first steps into property investment, this could be an excellent opportunity to secure a rental property with income already being generated.

Externally, the property benefits from on-street parking to the front, providing convenient access for residents. Internally, the accommodation offers a practical and appealing layout, beginning with a welcoming entrance hallway which leads through to







an open-plan lounge and kitchen. Positioned to the rear of the property, this living space enjoys fantastic views, creating a pleasant setting for relaxing and everyday living. There is also the added benefit of a useful cellar, providing valuable additional storage space.

To the first floor, a landing leads to a spacious rear-facing main bedroom, which continues to enjoy the property's fantastic outlook. Completing the accommodation is a bathroom fitted with a three-piece suite.

The combination of an established tenant, consistent rental income and a practical one-bedroom layout makes this an appealing addition to the Huddersfield investment market. With £5,820 in annual rental income already being achieved, this is a fantastic opportunity for landlords seeking to grow their portfolio with a property that is already generating a return.

Call Whitegates today for further information or to arrange your viewing!

Entrance Hallway

A welcoming and lengthy entrance hallway providing access through to the main living accommodation, with stairs leading to the first floor.

Open Plan Lounge/Kitchen

A spacious open-plan living area positioned to the rear of the property, enjoying fantastic views and offering a practical combination of lounge and kitchen space.

Cellar

A useful additional storage area, ideal for keeping household belongings neatly tucked away.

First Floor Landing

Providing access to the main bedroom and family bathroom.

Main Bedroom

A generous double bedroom positioned to the rear of the property, benefiting from fantastic elevated views.

Bathroom

Fitted with a three-piece suite comprising a bath, wash basin and WC.

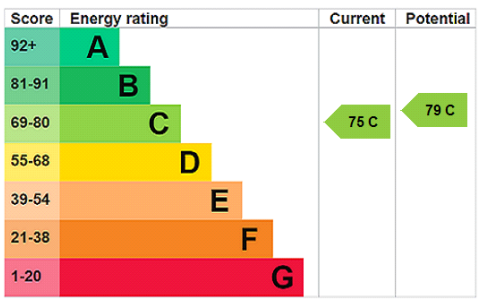
Floorplan

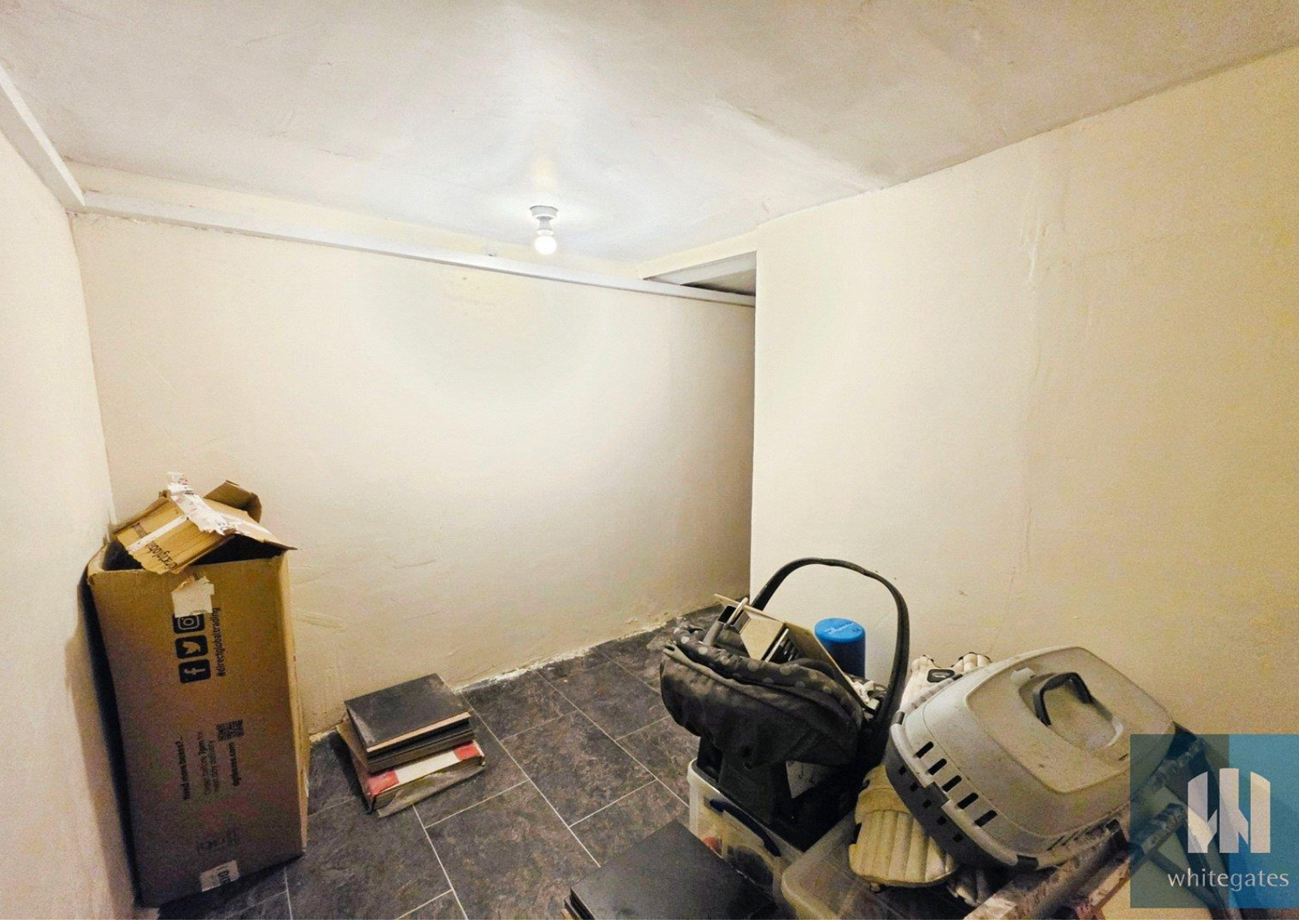
There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment

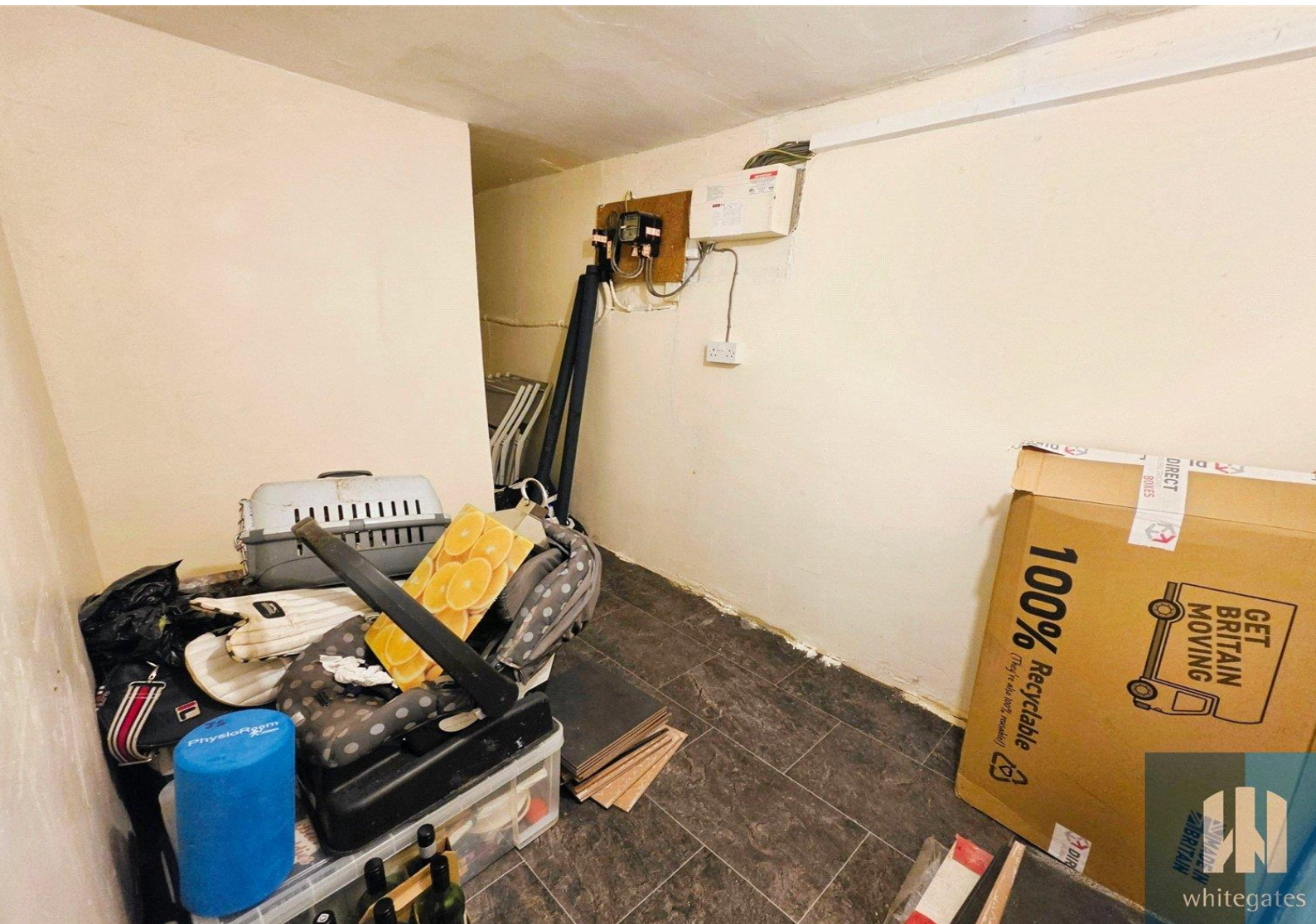




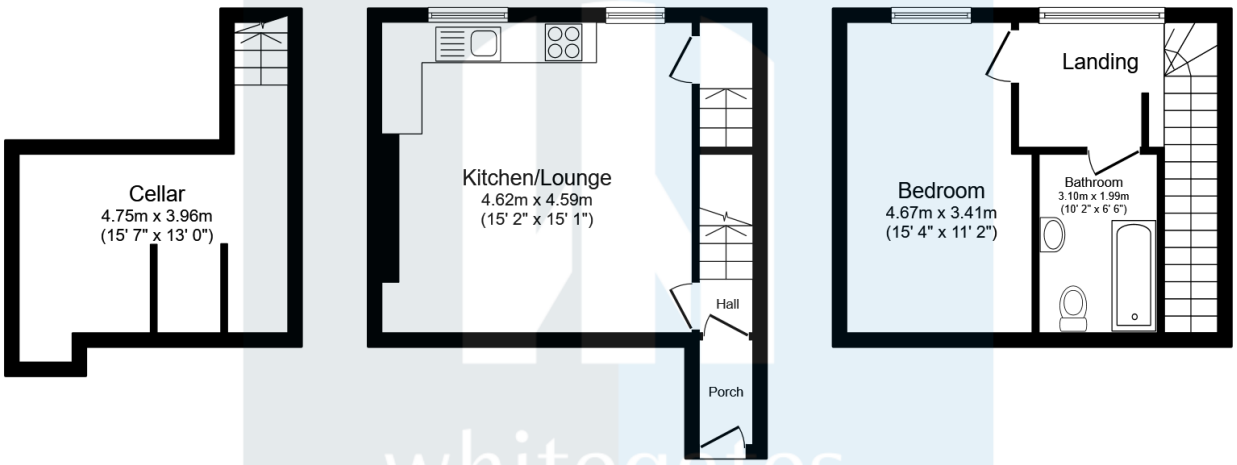







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Huddersfield



Lower Ground Floor | Ground Floor | First Floor

Total floor area: 64.9 sq.m. (698 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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