



Church Street, Huddersfield, HD1 4TR
£120,000

E&H Edkins Holmes
ESTATE AGENTS

****PUBLIC NOTICE**

ADDRESS: 58, Church Street Paddock, Huddersfield, HD1 4TR

We are acting in the sale of the above property and have received an offer of £122,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: E (52)

A period property requiring renovation throughout, offering an excellent opportunity for buyers to create a home to their own specification. The property features well-proportioned rooms and retains a traditional layout typical of its era.

Externally, it benefits from larger-than-average gardens to both the front and rear, providing ample outdoor space and potential for extension (subject to the necessary consents).



Entrance Hall
Radiator. UPVC double glazed door to front elevation.

Lounge 16'5" x 12'0" (5.017 x 3.678)
Understairs cupboard. Wooden double glazed window to front elevation with original window shutters.

Kitchen 7'11" x 13'4" (2.422 x 4.073)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric cooker point. Cooker hood. Radiator. UPVC double glazed door to rear elevation. Two wooden double glazed windows to rear elevation.

Landing
Stairs leading from entrance hall.

Bedroom One 8'11" x 13'1" into alcove (2.733 x 4.001 into alcove)
Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

Bedroom Two 7'3" x 9'5" (2.220 x 2.872)
Radiator. Velux.

Bedroom Three 7'11" x 7'0" (2.436 x 2.140)
Radiator. Boiler. Wooden double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with shower over. Fully tiled. Wooden double glazed window to rear elevation.

Front Garden
Lawn and patio.

Rear Garden
Patio and artificial lawn.

Council Tax Band
A

The three words designated to this property is:
priced.manliness.hurry

Disclaimer
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







