



Great Location

Well Sized

Unfurnished

Front Facing Back-to-Back



59 Church Street
Huddersfield, HD1 4UB

£110,000

Living Room

This living room features a spacious and open-plan design that combines traditional and contemporary elements. The room is lit by a chandelier with multiple light bulbs, adding a warm ambiance. One side of the room is painted in a soothing light grey, while the other maintains a classic white tone. Exposed wooden beams on the ceiling give a rustic charm to the space. The floor is carpeted in a dark brown hue, complementing the overall color scheme. A white fireplace with a mantelpiece serves as a focal point, offering a cozy feel. The room also includes glass-paneled double doors leading to another area, suggesting a flow into additional living spaces. This layout and design make the room versatile for various decor styles and functions.

Kitchen

This view of the kitchen showcases an expansive and well-designed space tailored for practical use and aesthetic appeal. The area features a variety of wooden cabinetry in pale yellow, providing ample storage solutions. The layout includes a sleek black oven and a built-in microwave, integrated seamlessly into the cabinetry for a modern look. The floor is tiled with large, dark slates that give the kitchen a contemporary edge while also being practical for easy cleaning. Overhead, the exposed wooden beams continue to add character, maintaining the rustic charm consistent with other rooms in the house. A long, white counter extends along one side, offering a spacious work area or a potential bar seating arrangement. This kitchen is clearly designed for both functionality and style, making it an inviting place for cooking and entertaining.

Store

This storeroom presents a distinct and practical space within the home, characterized by its elongated, narrow layout. The room features rugged stone walls that provide a robust and rustic ambiance, reminiscent of a traditional cellar. The floor is lined with dark slate tiles, which not only add durability but also complement the historic feel of the walls. Overhead, a series of lights cast a warm and inviting glow throughout the space, highlighting the rough texture of the stone and enhancing visibility.

Bedroom 1

This is a serene and neatly arranged bedroom. The room features light-colored walls that create a bright and airy atmosphere, complemented by a plush, deep grey carpet that adds a touch of warmth and comfort underfoot. The large wardrobe with sliding doors offers substantial storage space while maintaining a sleek and modern look. A single ceiling light provides ample illumination, enhancing the clean and uncluttered feel of the space.

Bedroom 2

Bedroom two is depicted as a modest and tranquil space, ideal for rest and relaxation. The room features walls painted in a soft, neutral hue that enhances the natural light entering through a generously sized window. This window not only illuminates the room but also offers a pleasant view, contributing to a serene atmosphere. The flooring is covered with a light beige carpet, adding warmth and comfort underfoot. The simplicity of the room's design, with its minimalistic decor, presents a blank slate for personalization. Overall, this bedroom exudes a calm and welcoming vibe, making it a perfect retreat within the home. It is suitable for guests or could be transformed into a study or hobby room, depending on the needs and preferences of the occupants.

Shower Room

The bathroom is neatly designed for functionality and ease of use, featuring a modern and compact layout. It is fully tiled with light-colored tiles, which contribute to a clean and bright atmosphere. The room is equipped with essential fixtures, including a white pedestal sink, a toilet, and a spacious corner shower enclosure with sliding glass doors.

Loft

This spacious loft area that exudes a cozy and secluded feel, perfect for a quiet retreat or additional living space within the home. The loft features a series of exposed wooden beams across the ceiling, which add a strong architectural element and rustic charm. The slanted ceiling design, typical of loft spaces, creates a unique and inviting atmosphere.

Energy performance certificate (EPC)

59 CHURCH STREET
PADDOCK
HUDDERSFIELD
HD1 4UB

Energy rating

C

Valid until: 11 May 2031

Certificate number: 0030-2605-2070-2399-3851

Property type

Mid-terrace house

Total floor area

72 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		