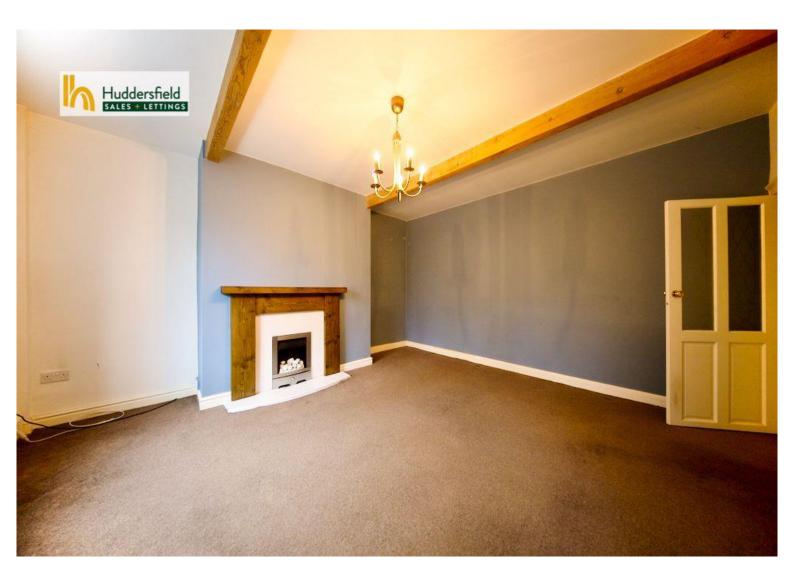
Huddersfield Lettings



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 welldesigned 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 twois 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	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

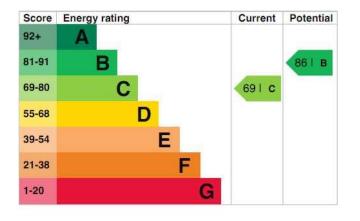
Properties can be rented if they have an energy rating from A to E.

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).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> 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