



**Beech Street, Paddock, Huddersfield HD1 4JS**

**welcome to**

**Beech Street, Paddock Huddersfield**

Renovated throughout with three great sized double bedrooms, new bathroom and new kitchen with lovely low maintenance rear garden and parking on street outside front door.



## Ground Floor

### Lounge

13' 1" x 12' 10" ( 3.99m x 3.91m )

Front door opening to lounge being superbly spacious with laminate flooring and warmed by a central heating radiator. Door leading to hallway with stairs to cellar and first floor.

### Dining Area

9' 2" x 13' ( 2.79m x 3.96m )

Spacious room with carpeted flooring opening to kitchen area.

### Kitchen

18' 10" x 13' ( 5.74m x 3.96m )

Superb sized kitchen fitted with a range of modern fronted base and wall units with marble effect work surfaces. Integrated electric oven and gas hob with extractor over. Space for washing machine. With tiled flooring, Velux window, double glazed window and door to the rear.

### Basement Room

Perfect for storage

## First Floor Landing

With carpeted flooring.

### Bedroom One

9' 11" x 13' 2" ( 3.02m x 4.01m )

Spacious double bedroom with laminate flooring and warmed by a central heating radiator. The room has ceiling spotlights and two double glazed windows which overlooks the front.

### Bedroom Two

8' 11" x 6' 10" ( 2.72m x 2.08m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed windows which overlooks the rear.

## Shower Room

Comprising step in shower cubicle, low flush WC and wash hand basin with mixer tap and vanity drawers. Fully tiled wall and flooring, heated towel warmer/radiator, extractor and double glazed window to the front.

## External

Front courtyard. Sunny low maintenance rear garden being paved and privately enclosed by hedging and wall.



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## Beech Street, Paddock Huddersfield

- Accessible Location
- Renovated Throughout
- New Modern Gloss Kitchen / Fully Tiled Bathroom
- Sunny Rear Garden With Low Maintenance Paving and Shed

Tenure: Freehold EPC Rating: E

offers in the region of

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116515 - 0003

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