



**Fir Road, Paddock, Huddersfield HD1 4JE**

**welcome to**

**Fir Road, Paddock Huddersfield**

Three bedroom semi with two reception rooms, driveway parking leading to a garage and good sized front and rear gardens. Perfect for first time buyers and young families.



## Ground Floor

### Entrance

Front door leading to porch with further door to hallway. Stairs lead to the first floor.

### Lounge

12' 1" x 11' 1" ( 3.68m x 3.38m )

Spacious reception room with carpeted flooring and warmed by a gas fire plus central heating radiator. Double glazed window overlooks the front.

### Dining Room

10' 6" x 10' 5" ( 3.20m x 3.17m )

Good sized second reception room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Kitchen

8' 10" x 7' 4" ( 2.69m x 2.24m )

Fitted with a range of base and wall units with contemporary work surfaces. Space for cooker, washing machine and fridge freezer. With vinyl flooring, door to pantry and double glazed window to the side plus door to the rear.

## First Floor Landing

With carpeted flooring and a double glazed window to the side.

### Bedroom One

10' 7" x 11' 11" ( 3.23m x 3.63m )

Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

8' 8" x 10' 8" ( 2.64m x 3.25m )

Good sized room with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### Bedroom Three

6' 10" x 7' 10" ( 2.08m x 2.39m )

With carpeted flooring and warmed by a central heating radiator. Loft hatch. Double glazed window overlooks the rear.

## Bathroom

6' x 5' 11" ( 1.83m x 1.80m )

Bathroom suite comprising bath with shower over, low flush WC and wash hand basin. With part tiled walls, vinyl flooring and a window to the side.

## External

Externally to the rear is a low maintained paved courtyard garden with planting beds around the edges. Great for sitting out in the summer as well as private front garden with turf and flowers. Ideal for young families.



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welcome to

## Fir Road, Paddock Huddersfield

- Situated In A Convenient Location - Ideal For Young Families and First Time Buyers
- Garage and Driveway Parking
- Private Front and Rear Gardens
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

offers in the region of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116316 - 0003

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