









welcome to

Fir Road, Paddock Huddersfield

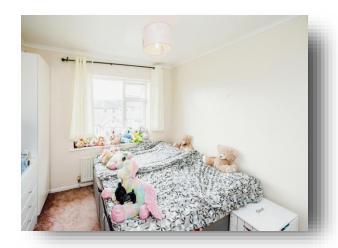
Three bedroom semi with two reception rooms, driveway parking leading to a garage and good sized front and rear gardens. Perfect for first time buyers and young families.













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 panting 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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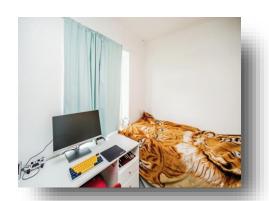
Fir Road, Paddock Huddersfield

- 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









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Property Ref: HDF116316 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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