



Wren Street, Paddock, Huddersfield HD1 4TT

welcome to

Wren Street, Paddock Huddersfield

Lovely semi-detached cottage style property with spacious ground floor living accommodation and same size cellar spaced underneath. Extremely private sun trap rear garden with single garage and parking at the rear of the home. Conservatory extension.



Ground Floor

Entrance

Front door to hallway with stairs to first floor.

Lounge

14' 5" x 15' 1" (4.39m x 4.60m)

Superbly spacious reception room with exposed beams, carpeted flooring and warmed by a gas fire with oak effect fireplace and marble back and hearth. The room also has a central heating radiator. Double glazed window overlooks the front.

Kitchen

8' 9" x 6' 10" (2.67m x 2.08m)

Fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. Space for fridge freezer and washing machine. With tiled flooring, ceiling spotlights and opening to the conservatory. Window to the side.

Conservatory

7' 5" x 9' 5" (2.26m x 2.87m)

Opening to the kitchen. Warmed by a central heating radiator and has tiled flooring. Double glazed windows and door around.

First Floor

Bedroom One

12' 5" x 8' 10" (3.78m x 2.69m)

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

Bedroom Two

6' 7" x 9' 9" (2.01m x 2.97m)

Good sized room with carpeted flooring. With a double glazed window overlooking the front.

Bathroom

11' 4" x 4' 10" (3.45m x 1.47m)

Bathroom suite comprising P-shaped bath with shower over and glass shower screen, low flush WC and wash hand basin. Tiled walls and flooring, window to the rear.

External

Suntrap decked and patio levels ideal for sitting out in warmer months. Offering complete privacy. Having gate to rear with steps down to the garage.



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welcome to

Wren Street, Paddock Huddersfield

- Ideal For First Time Buyers - No Work Needed
- Very Private Garden Space
- Bathroom Suite - Newly Tiled and New Flooring
- Unconverted Cellar
- Garage To Rear

Tenure: Freehold EPC Rating: E

offers in the region of

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116590 - 0003

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