



**Branch Street, Paddock, Huddersfield HD1 4JL**

**welcome to**

**Branch Street, Paddock Huddersfield**

A fabulous opportunity to purchase a fully renovated home in a quiet yet convenient location with off-road parking, a dining-kitchen and two bathrooms. Offered in immaculate condition and located within close proximity to local amenities, public transport links and the M62 networks.



## Ground Floor

### Entrance

Front door leading to a tiled hallway with radiator and stairs to first floor.

### Lounge

14' 7" max into recess x 14' 9" ( 4.45m max into recess x 4.50m )

Spacious reception room with engineered wood laminate flooring and warmed by a gas fire and central heating radiator. The room has ceiling spotlights and a double glazed window which overlooks the front. Door leading to lower ground floor.

## Lower Ground Floor

### Kitchen

14' 4" max x 14' 5" ( 4.37m max x 4.39m )

Beautifully spacious kitchen with a range of grey fronted base and wall units with contemporary work surfaces and tiled splashbacks. With integrated electric oven and gas hob with extractor over. Space for fridge freeze and washing machine. The room has tiled flooring, ceiling spotlights and a central heating radiator. Double glazed window overlooks the front.

## First Floor Landing

With carpeted flooring and understairs cupboard. Stairs to second floor.

### Bedroom Two

9' 1" x 11' plus recess ( 2.77m x 3.35m plus recess )

Good sized bedroom with bamboo flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bedroom Two

8' 5" x 8' 1" ( 2.57m x 2.46m )

Good sized room with bamboo flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### Bathroom

Modern bathroom suite comprising bath with shower over and glass shower screen. Low flush WC and wash hand basin with vanity cupboard. Heated towel warmer/radiator, tiled flooring and tiled wall.

## Second Floor - Bedroom One

10' x 10' 4" plus recess ( 3.05m x 3.15m plus recess )

Spacious double bedroom with engineered oak flooring and warmed by a central heating radiator. The room has eaves storage and a Velux window to the front.

### Ensuite

Ensuite shower room comprising shower cubicle, low flush WC and wash hand basin. With tiled walls and tiled flooring.

### External

Externally, the property has a gated front courtyard ideal for use as an off-road parking bay, accessed via a dropped kerb



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## Branch Street, Paddock Huddersfield

- Situated In A Quiet Yet Convenient Location - Close To Local Amenities
- Ideal First Time Purchase
- Immaculate Throughout - Newly Renovated
- Spacious Rooms
- Off Road Parking

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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