



New Street, Paddock, Huddersfield HD1 4SP

welcome to

New Street, Paddock, Huddersfield

This unique 2-bedroom semi-detached home is set over three floors, offering flexible living space. The property features a kitchen, a cozy living area, and two spacious bedrooms. Located with convenient on-street parking.



Basement

With space for utilities, washing machine and tumble dryer space, plus fridge/freezer space.

Downstairs Wc

Family WC which is partially tiled, fitted with a low flush WC, wash hand basin and shower over bath.

Ground Floor

Lounge

12' 9" x 13' 5" (3.89m x 4.09m)

Spacious lounge which is warmed by a feature gas fireplace and central heating radiator. With a double glazed window to the front and laminate flooring.

Kitchen

11' 6" x 6' 3" (3.51m x 1.91m)

Good sized kitchen with a double glazed window to the rear. Warmed by a central heating radiator. Fitted with modern base and wall units, with laminate work tops. Finished to a high standard with integral modern appliances, including integrated electric oven and gas hob with extractor fan.

First Floor

Landing

Carpeted landing with a double glazed window to the rear.

Bedroom One

7' 1" x 12' 11" (2.16m x 3.94m)

Good sized double bedroom with a double glazed window to the front. Warmed by a central heating radiator. Plus integrated storage. Finished to a modern standard, move in ready.

Bedroom Two

7' 4" x 7' 3" (2.24m x 2.21m)

Another good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front. Also with integrated storage, perfect for families.



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welcome to

New Street, Paddock, Huddersfield

- Unique 2-bedroom semi-detached home set over three floors
- Flexible living space
- Kitchen and cosy living area
- Two spacious bedrooms
- Convenient on-street parking

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1884. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117383 - 0008

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 guidance 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.

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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