



**Fir Road, Huddersfield HD1 4JE**

**welcome to**

## **Fir Road, Huddersfield**

This modern 3-bedroom semi-detached home is situated in the desirable village of Paddock. The property features a contemporary design with spacious living areas, perfect for family living. It includes allocated parking spaces for convenience and a private rear garden.



### **Lounge/Dining Room**

11' 10" x 11' 6" ( 3.61m x 3.51m )

Dining Room (Length: 8'03, Width: 20'05)

Good sized open plan lounge to dining area, with ample space for a dining table and chairs. Modern and bright with laminate flooring and french doors opening onto the garden. Warmed by two central heating radiators, with a double glazed window to the rear.

### **Kitchen**

9' 2" x 11' 7" ( 2.79m x 3.53m )

Good sized kitchen which is immaculately presented, with a double glazed window to the rear, warmed by a central heating radiator. Fitted with a range of base and wall units, with laminate work tops and laminate flooring. Integrated double oven and electric hob with extractor hood. With space for fridge/freezer and under counter washing machine.

### **Downstairs Wc**

Good sized downstairs bathroom which makes the property perfect for hosting. Partially tiled, fitted with a low flush WC and wash hand basin, plus a heated towel rail.

### **First Floor**

#### **Bedroom One**

11' 10" x 8' 6" ( 3.61m x 2.59m )

Spacious double bedroom which is bright and modern, with a double glazed window to the rear. Warmed by a central heating radiator, fitted with carpeted flooring.

#### **En Suite**

Modern en suite with a frosted double glazed window, fitted with a low flush WC, wash hand basin and walk in shower cubicle.

#### **Bedroom Two**

10' 1" x 9' 5" ( 3.07m x 2.87m )

Good sized double bedroom with carpeted flooring, warmed by a central heating radiator. Modern and well presented with lots of natural light with a double glazed window to the rear.

### **Bedroom Three**

8' 6" x 7' 5" ( 2.59m x 2.26m )

Good sized third bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear.

### **Bathroom**

Good sized family bathroom which is modern and move in ready, with a frosted double glazed window to the rear. Fully tiled, fitted with a shower over bath, low flush WC and wash hand basin. With access to boiler and fuse box.

### **External**

Well kept rear garden with a turf and patio area. Fully enclosed by timber fence.



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## **Fir Road, Huddersfield**

- Modern 3-bedroom semi-detached home
- Desirable village of Paddock with views of Castle Hill
- Contemporary design with spacious living areas
- Allocated parking spaces for convenience
- Private rear garden
- South facing house
- Security alarm present (and pet safe)

Tenure: Freehold EPC Rating: B

offers in the region of

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117527 - 0003

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**william h brown**



**01484 542072**



[huddersfield@williamhbrown.co.uk](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**