



**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 moder, 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.



**view this property online** [williamhbrown.co.uk/Property/HDF117527](http://williamhbrown.co.uk/Property/HDF117527)



welcome to

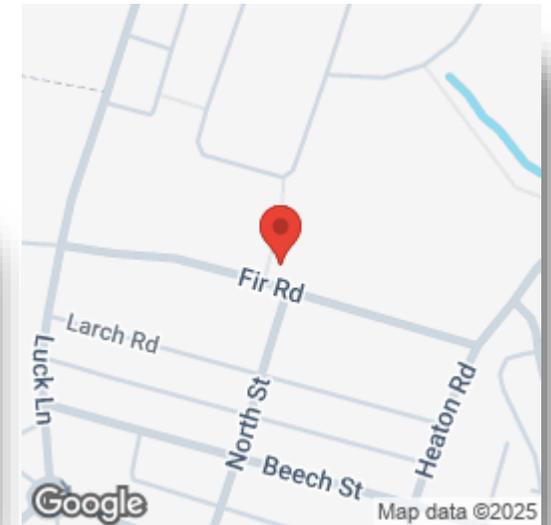
## Fir Road, Huddersfield

- 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

**view this property online** [williamhbrown.co.uk/Property/HDF117527](https://www.williamhbrown.co.uk/Property/HDF117527)



Property Ref:  
HDF117527 - 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 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.



william h brown



**01484 542072**



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



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)