

Iron Works Birkhouse Lane, Paddock, Huddersfield, HD4 5AD

welcome to

Iron Works Birkhouse Lane, Paddock, Huddersfield

This well-presented two-bedroom, two-bathroom apartment is situated on the upper floor benefiting from a lift nearby and offers spacious and modern living, making it an ideal choice for professionals, couples, or investors seeking a comfortable and well-designed home.













Open-Plan Kitchen/Living Area

22¹ 1" x 13' 5" (6.73m x 4.09m)

Bright and spacious open-plan living area offering ample room for both lounge and dining furniture. The fitted kitchen features modern units, generous worktop space, and space for appliances. The balcony enhances the room with natural light and an airy feel.

Bedroom One

13' 6" x 8' (4.11m x 2.44m)

Well-proportioned main bedroom offering a comfortable and private retreat, with space for wardrobes and bedroom furniture. Benefits from access to a modern en-suite bathroom.

En-Suite Bathroom

Fitted with a contemporary suite comprising a shower enclosure, wash basin, and WC, finished in neutral tones.

Bedroom Two

12' 6" \times 8' 1" ($3.81m \times 2.46m$) Good-sized second bedroom, ideal for guests, family members, or use as a home office.

Family Bathroom

Modern bathroom fitted with a bath with shower above, wash basin, and WC, finished with clean, neutral décor.





welcome to

Iron Works Birkhouse Lane, Paddock Huddersfield

- Two-bedroom, two-bathroom apartment
- Open-plan kitchen and living area
- A balcony provides excellent natural light
- Main bedroom with en-suite bathroom
- Well-presented throughout and ready to move into

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 150.00

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

TOE UUU







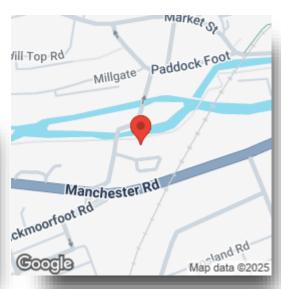
view this property online williamhbrown.co.uk/Property/HDF118250



Property Ref: HDF118250 - 0007 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 quidance only and as such must be considered incorrect. Potential buyers 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)

are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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.





Please note the marker reflects the postcode not the actual property





01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



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.