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## South View, Paddock Huddersfield,

**Offers over £100,000**

BEST AND FINAL OFFERS ARE INVITED ON THIS PROPERTY BY 12 NOON ON MONDAY 22ND JULY 2024.

### OPEN TO VIEW DATES:

Saturday 29th June: 12.15pm - 1pm

Thursday 4th July: 4.30pm - 5.15pm

Thursday 11th July: 12.30pm - 1.15pm

Saturday 20th July: 9.15am - 10am

Not overlooked at the front and enjoying a southerly aspect is this three-bedroomed, through terraced property, priced to reflect the likely updating, modernisation and potential redesigning required. The property is offered with the advantage of vacant possession. It would be an ideal first home or investment opportunity and is convenient for local amenities. The accommodation comprises a living room and a

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separate rear kitchen on the ground floor. On the first floor are two bedrooms and a bathroom. A large third bedroom is on the top floor. The property also has a cellar. There is a gas-fired central heating system and sealed unit double glazed windows. Externally, parking is on road and informal. There is a garden area at the rear which is open plan with the neighbouring property but could be enclosed to create a private area.

**South View, Paddock  
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

# South View, Paddock Huddersfield,

## Details



### Entrance

An external timber door with opaque glazed panels gives access to the living room.

### Living Room

This large reception room is positioned at the front of the property and has a double glazed window. A feature has been made of the chimney breast with a raised hearth and space for an electric fire, for example. There is plenty of space for furniture along with a radiator and access can be gained down to the cellar.



### Kitchen

Positioned at the rear of the property is the working style kitchen with wall cupboards and base units and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob with filter hood above. We anticipate that buyers would redesign and update this room to make better use of the layout and incorporate further appliances. There is a double glazed window and a timber panelled door gives access to a rear porch.



### Rear Porch

A timber and glazed door gives rear external access.

### First Floor Landing

From the living room, the staircase rises to the first floor landing where there is a double glazed rear window and a staircase rising to the top floor.

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## Details



### Bedroom One

This double bedroom is positioned at the front of the property and enjoys a southerly aspect with a view beyond the railway cutting to the playing fields. There is a double glazed window and the room can accommodate fitted or freestanding furniture and has a radiator.



### Bedroom Two

This single bedroom is positioned at the front of the property with an identical outlook to that of bedroom one. It has a double glazed window and a radiator.



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### Bathroom

The bathroom has a white three-piece suite comprising a timber panelled bath with a shower attachment from the mixer tap, a pedestal wash hand basin and a low-level WC. There is tiling to the walls, a rear double glazed window and a radiator.



### Top Floor Accommodation

From the first floor landing, a staircase rises to the top floor.

### Bedroom Three

This open plan room is the largest of the bedrooms and enjoys the best outlook from its elevated position. There is plenty of space for furniture and a radiator.



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## Details



### External Details

At the rear of the property is a garden area which is at present open plan with the adjoining neighbour, who has been a friend for a number of years. We anticipate that new purchasers would enclose their own section of the garden, which is approximately half of the current space. Parking is on road and informal.



### Tenure

We await further confirmation from the vendors regarding the lease of this property. 20.06.24.

# South View, Paddock Huddersfield,

Directions

