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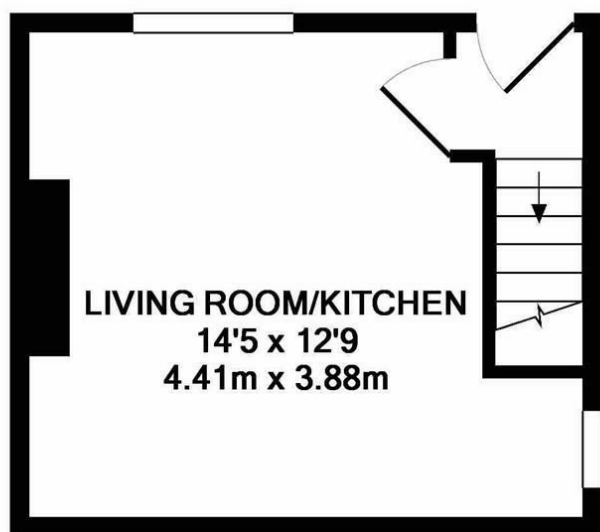
Hill Top Road, Paddock Huddersfield, West Yorkshire

£575 Per month

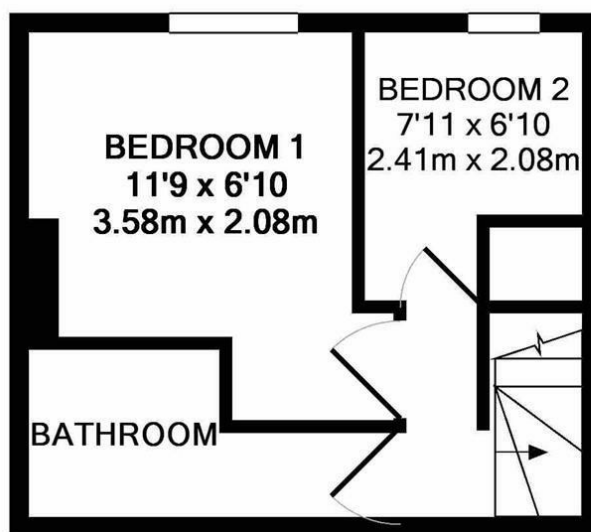
The property has recently been renovated. A two bedroomed, stone built, end terraced house that offers accommodation comprising entrance hall, open plan living kitchen with integrated appliances, and, to the first floor, two bedrooms and house bathroom. The property enjoys a gas central heating system and is fully uPVC double glazed. The property is within a short distance of Huddersfield Town Centre, with its railway links across West and South Yorkshire.

**Hill Top Road, Paddock
Huddersfield, West Yorkshire**

Floorplan



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Hill Top Road, Paddock Huddersfield, West Yorkshire

Details



Entrance Hall

A composite style door with double glazed leaded insert leads to the entrance hall where there are hanging hooks, along with a staircase rising to the first floor.

Living Kitchen

Having natural light coming from the front elevation courtesy of a good sized uPVC double glazed window, this room has a central ceiling light point, TV aerial point and radiator, along with a wall mounted electric fire. The living room is open to the kitchen which comprises a range of modern, high-gloss base cupboards, drawers, roll-edged work tops with tiled splashbacks and matching wall cupboards over. There are integrated appliances, including split level hob and oven with overlying extractor hood, plumbing for an automatic washing machine and an inset, one and a half bowl, stainless steel sink unit.

First Floor Landing

A staircase rises to the first floor landing where there is access to loft space, along with a ceiling light point.

Bedroom One

This double bedroom is set to the front of the property and has a uPVC double glazed window to the front elevation. There are fitted wardrobes with various hanging rails and shelving options, along with fitted drawers, ceiling light point and radiator.

Bedroom Two

This single bedroom is also set to the front of the property and has a uPVC double glazed window to the front elevation, a storage area over the bulkhead, along with ceiling light point and radiator.

House Bathroom

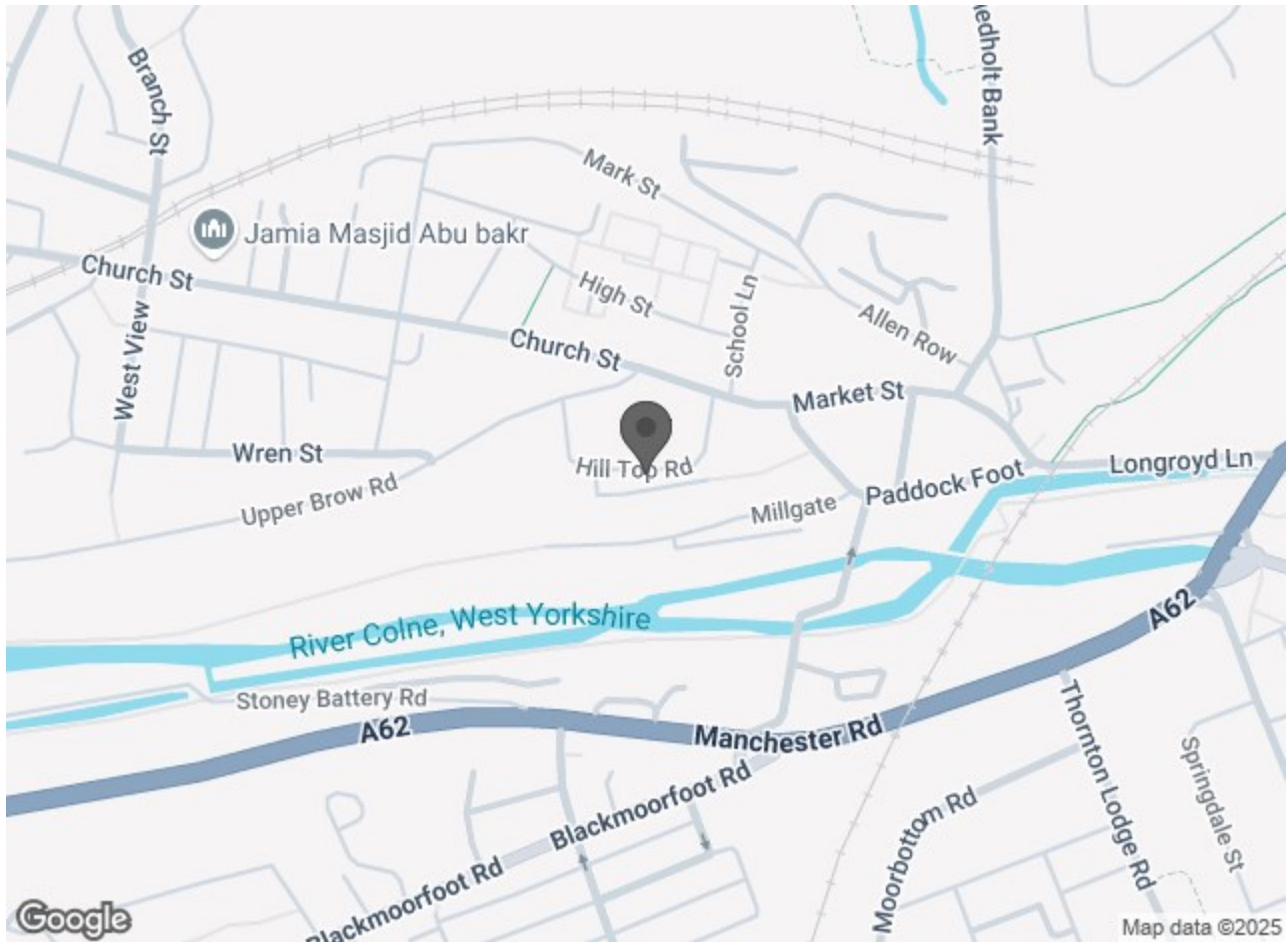
Having a modern white suite comprising low flush WC with concealed system and vanity hand basin with chrome monobloc tap over. There is a panelled bath with overlying electric Triton shower. The walls are clad with a smart, plastic contemporary tile. There is an extractor fan to the ceiling, a ceiling light point and a radiator.

External Details

There is on-street parking.

Hill Top Road, Paddock Huddersfield, West Yorkshire

Directions



Hill Top Road, Paddock Huddersfield, West Yorkshire

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.