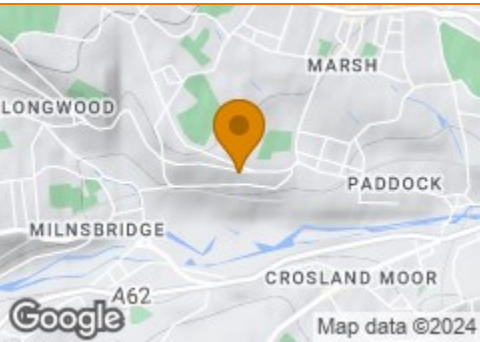


BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Longwood Road

Paddock, Huddersfield, HD3 4EH

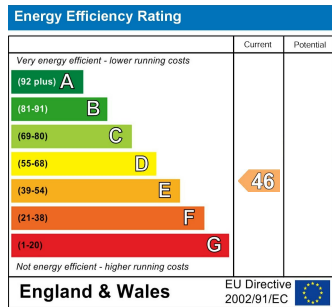
Offers Over £45,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



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Longwood Road

Paddock, Huddersfield, HD3 4EH

Offers Over £45,000



**** NO UPPER CHAIN **** CASH BUYERS PREFERRED ***
EXCLUSIVITY OPTIONS AVAILABLE SUBJECT TO OFFER ***

Attention all landlords! This property is PRICED TO SELL PROMPTLY and is a two-storey, rear stone under dwelling with a long letting history and a pleasant wooded backdrop.

Situated near amenities, you'll find everything you need just a stone's throw away, making daily errands a breeze.

With surprisingly spacious layout would benefit from some improvements moving into the future.

Outside you will find a low maintenance front garden and the accommodation has electric wall heaters, sealed unit double glazing, a spacious lounge, fitted kitchen, double bedroom and a bathroom fitted with a three piece white suite and shower over the bath.

Anticipated rental income of circa £450 PCM.

GROUND FLOOR

ENTRANCE LOBBY

3'8" x 3'4"

Accessed through a uPVC double glazed front door and having a staircase rising to the first floor.

LOUNGE

11'10" (min) x 13'9"

Enjoying natural light front th uPVC double glazed window position to the front elevation and enjoying an attractive wooded aspect beyond the garden in front. The focal point for the room is a decorative gas fire, and there is provision for two wall lights positioned within the alcoves. The lounge is semi Open Plan to the kitchen which is position to the rear of the property. There is a wall mounted electric wall heater and a useful Stanger cupboard under the stairs.

KITCHEN

13'9" x 10'5" (max)

Fitted with a range of wall base units in a Maple wood style with complimentary wood effect working surfaces which sit atop the base units and drawers. The kitchen is further equipped with a four

electric hob with oven beneath and extractor canopy over. There is plumbing for a washing machine, provision for a tall boy fridge freezer and an electric radiator. Within the worktops is a stainless steel inset sink with mixer tap over and there is tiling surrounding the preparation areas.

FIRST FLOOR

BEDROOM

10'5" (max) x 13'9"

A generous double bedroom which has a uPVC double glazed window positioned to the front elevation enjoying the same wooded aspect and there is a wall mounted electric heater.

BATHROOM

10'7" (max) x 5'9"

Fitted with a three piece white suite comprising a panelled bath with shower over, a low flush w.c, wash hand basin and there are part tiled splash backs. You will also find a wall mounted electric wall heater and auPVC double glazed window with privacy glass inset.

OUTSIDE

A low maintenance garden laid with a flagged patio arrangement.

TENURE

A leasehold property, details to be made available during the conveyance.

COUNCIL TAX Band A

AGENTS NOTES

The vendor reserves the right to put the property into our public auction sale which is held on the 12th of September at the John Smith Stadium if the sale progression has not reached a potential exchange of contracts by the 23rd of August 2024. If you wish to extend beyond this period a £5,000 non refundable exclusivity fee will become payable for a fixed period in which to exchange contracts. This fee would be forfeited if a mutually agreed deadline is not met and would not contribute to the purchase price. This fee will be used to cover the sellers' and agent's expenses.

