



The Ironworks Birkhouse Lane, Paddock Huddersfield HD4 5AD

welcome to

The Ironworks Birkhouse Lane, Paddock Huddersfield

A well-presented two-bedroom apartment in a peaceful canal-side location, ideal for first-time buyers and investors. Featuring a spacious open-plan living/kitchen area with integrated appliances, an en-suite to the main bedroom, and attractive balconettes that bring in plenty of natural light.



Open Plan Lounge/Kitchen

13' 4" x 22' (4.06m x 6.71m)

Bedroom One

8' 1" x 13' 9" (2.46m x 4.19m)

Bedroom Two

7' 11" x 12' (2.41m x 3.66m)

Bathroom

6' 4" x 7' 11" (1.93m x 2.41m)



view this property online williamhbrown.co.uk/Property/HDF119155



welcome to

The Ironworks Birkhouse Lane, Paddock Huddersfield

- Two-bedroom canal-side apartment
- Spacious open-plan living/kitchen area
- Integrated kitchen appliances
- En-suite shower room to principal bedroom
- Balconettes providing excellent natural light throughout

Tenure: Leasehold EPC Rating: D

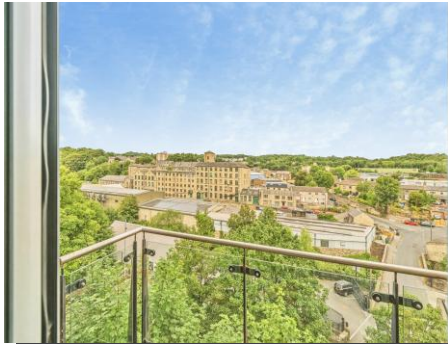
Council Tax Band: B Service Charge: 2238.58

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch.
Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£80,000



view this property online [williamhbrown.co.uk/Property/HDF119155](https://www.williamhbrown.co.uk/Property/HDF119155)



Property Ref:
HDF119155 - 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.



Please note the marker reflects the
postcode not the actual property



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



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