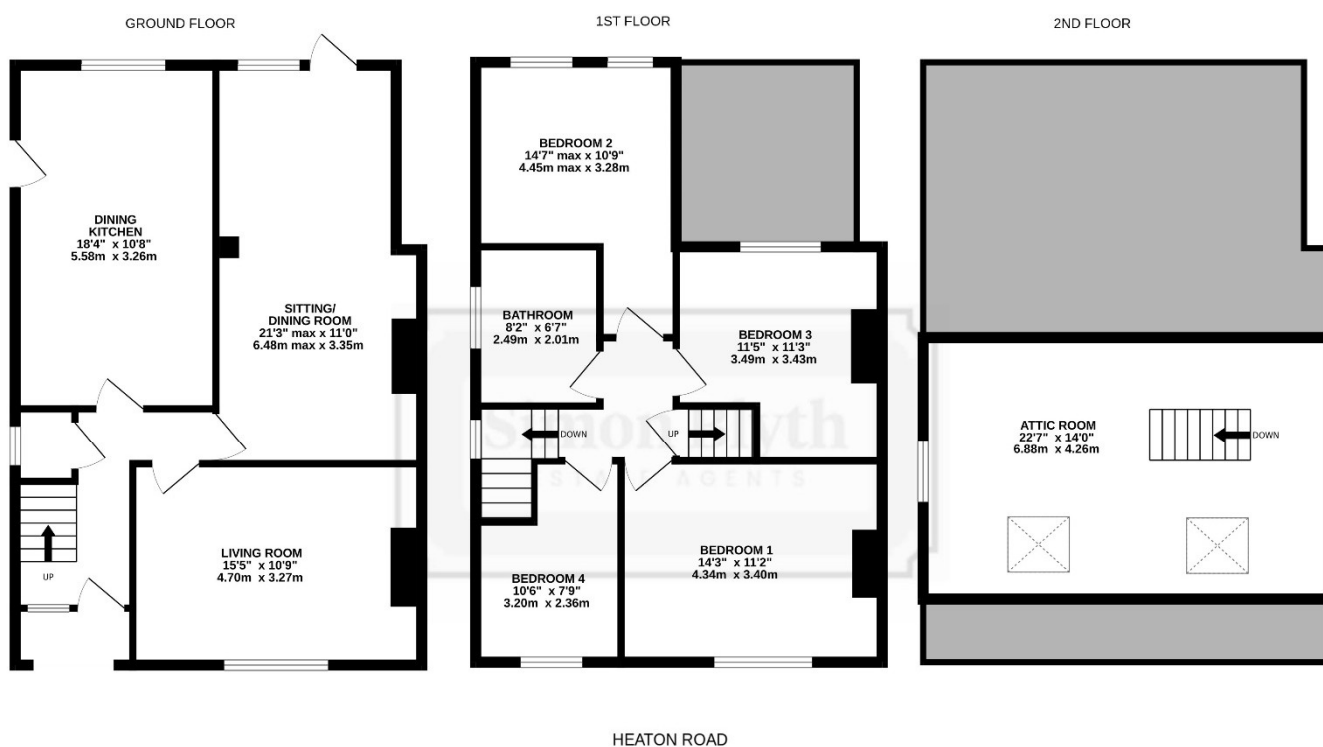




70 Heaton Road, Paddock, Huddersfield, HD1 4JB



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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PROPERTY DESCRIPTION

Standing elevated from the roadside is this extended part stone built and remainder rendered four bedroom plus attic semi-detached house constructed circa 1927 and occupying a generous plot with large, gated parking area at the rear together with garage.

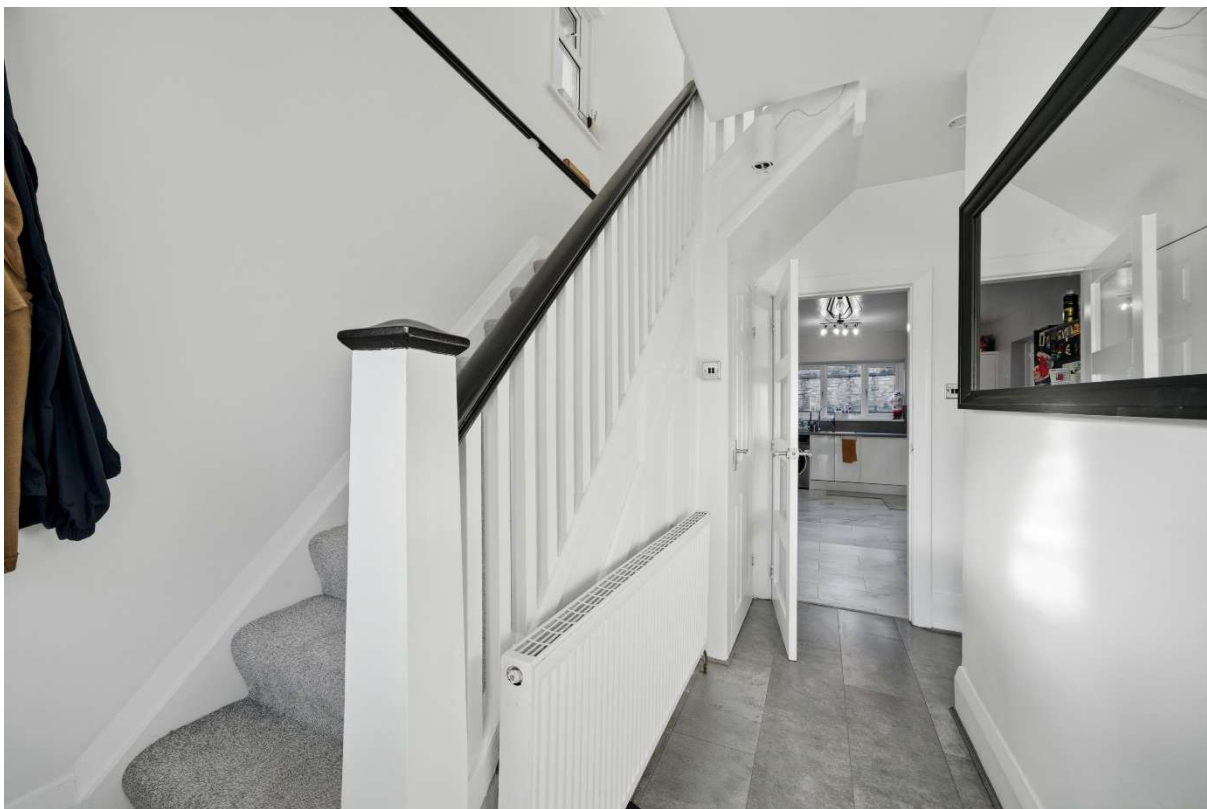
The property provides tastefully appointed accommodation with stylish modern kitchen and bathroom fittings together with pvcu double glazing and gas central heating system. Briefly comprising to the ground floor open entrance porch, entrance hall, living room, large sitting/dining room and fitted kitchen with white gloss handleless units, integrated appliances and walk in pantry. First floor landing leading to four bedrooms, four-piece tiled bathroom and second floor attic room. Externally there are block paved gardens to front and rear together with a large flagged gated parking area and garage access via an unmade lane to the rear.

Offers Around £350,000.

GROUND FLOOR

ENTRANCE HALL

With frosted pvcu double glazed windows to the side and above the main entrance door all of which provide plenty of natural light, to one side a spindled return staircase rises to the first floor, there is a central heating radiator, tile effect flooring and from the hallway access can be gained to the following rooms: -



DOWNSTAIRS W.C.

This is situated beneath the staircase and has a frosted pvcu double glazed window, ceiling light point and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap and low flush WC.

LIVING ROOM

Measurements – 15'5" x 10'9"

This is the first of two reception rooms and has a pvcu double glazed window looking out to the front of the property. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature fireplace with marble surround, flame effect electric fire, marble hearth and to either side of the chimney breast there are fitted cupboards and display shelving.



SITTING ROOM/DINING ROOM

Measurements – 21'3" x 11'0" maximum

As the dimensions indicate this is a generously proportioned second reception room which is situated to the rear of the property and has a pvcu and sealed unit double glazed door giving access to the garden with further natural light from an adjacent pvcu double glazed window. There are two decorative ceiling roses with ceiling light point, two wall light points, ceiling coving, two central heating radiators and as the main focal point of the room there is feature fireplace with marble surround and home to a coal effect gas fire resting on a marble hearth.



DINING/KITCHEN

Measurements – 18'4" x 10'8"

With a pvcu double glazed window looking out over the rear garden together with a pvcu and frosted double glazed stable style door. There is a decorative ceiling rose with ceiling light point, further ceiling light point, tile effect flooring, vertically hung radiator and fitted with stylish modern units with white gloss handleless base and wall cupboards, drawers, contrasting overlying worktops with matching splashbacks, inset single drainer stainless steel sink with extending chrome monobloc tap, five ring stainless steel gas hob with angled extractor hood over, electric double oven, a combi oven, walk in larder cupboard with automatic lighting, fitted shelving and wine rack and under counter space for washing machine and tumble drier.



FIRST FLOOR

LANDING

With pvcu double glazed window, ceiling light point and door giving access to a staircase rising to the attic room. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 14'3" x 11'2"

As the dimensions indicate this is a good-sized double room situated to the front of the property and having a pvcu double glazed window, ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements – 14'7" maximum x 10'9"

A double room with pvcu double glazed window looking out over the rear garden together with further frosted pvcu double glazed window providing additional natural light, there are two ceiling light points and central heating radiator.



BEDROOM THREE

Measurements- 11'5" x 11'3"

A double room situated adjacent to bedroom two and having a pvcu double glazed window looking out to the rear, there is a ceiling light point, central heating radiator and chimney breast.



BEDROOM FOUR

Measurements- 10'6" x 7'9"

This is situated adjacent to bedroom number one and has a pvcu double glazed window with views across to Castle Hill. There is a ceiling light point and central heating radiator.



BATHROOM

Measurements – 8'2" x 6'7"

With a pvcu double glazed window, ceiling light point, floor to ceiling tiled walls, tiled floor, extractor fan, chrome heated towel rail and fitted with a four piece suite comprising panelled bath with chrome waterfall style mixer tap incorporating hand spray, vanity unit incorporating wash basin with chrome waterfall style monobloc tap, low flush WC and walk in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose with separate hand spray.



SECOND FLOOR

ATTIC FLOOR

Measurements- 22'7" x 14'0"

Once again as the dimensions indicate this is a generously proportioned room which has pvcu double glazed window to the gable together with two Velux double glazed windows all of which provide plenty of natural light. There is central heating radiator, inset ceiling downlighters and access to the eaves.

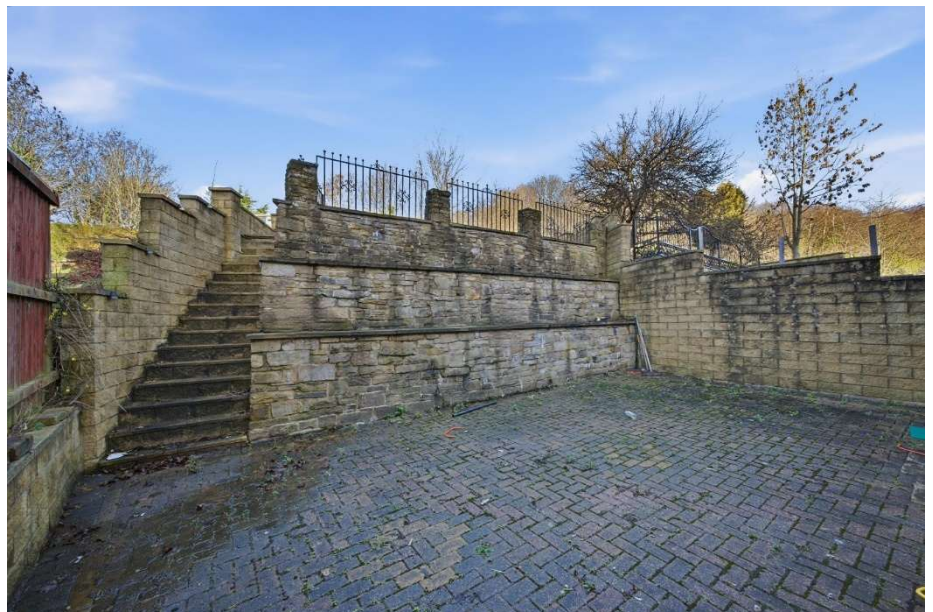


OUTSIDE

GARDENS

To the front of the property there are block paved steps rising to the main entrance, the front garden is herringbone block paved and bordered by wrought iron balustrade.

To the left-hand side of the property there is a herringbone block paved pathway which has a gate part way down and this gives access to the rear garden. To the rear there is a herringbone block paved patio which spans the full width of the property and this can be accessed from the sitting/dining room and there is also an outside cold-water tap. At the foot of the patio a flight of steps rises to an extensive flagged parking/ garden area which is bordered by a wall together with twin wrought iron gates and with vehicular access via an unmade lane at the rear giving access to the parking area and garage.



GARAGE

With electric roller door, four pvcu double glazed windows to three elevations, courtesy door, power and light.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has PVCU double glazing

Property tenure – Freehold

Local authority – Kirklees

Council tax band – D

Directions- Using satellite navigation enter the postcode HD1 4JB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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MAIN CONTACTS

T: 01484 689689

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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WWW.SIMONBLYTH.CO.UK

Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259