





Heaton Gardens,Paddock Huddersfield HD1 4JA

william h brown

welcome to

Heaton Gardens, Paddock Huddersfield

Former 2 bed detached home with multiple receptions in peaceful and private location.













Lounge
18' 1" x 10' 9" (5.51m x 3.28m)

Kitchen
13' 11" x 11' (4.24m x 3.35m)

Bedroom Two
11' 8" x 10' 3" (3.56m x 3.12m)

Conservatory
20' 6" x 8' 10" (6.25m x 2.69m)

Bedroom One
16' 8" x 11' 2" (5.08m x 3.40m)

Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Heaton Gardens, Paddock Huddersfield

- Deceptively spacious detached home
- Flexible accommodation
- Generous dining kitchen
- Private, established rear garden
- Driveway parking

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119224

The Property Ombudsman

Property Ref:
HDF119224 - 0005

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.

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