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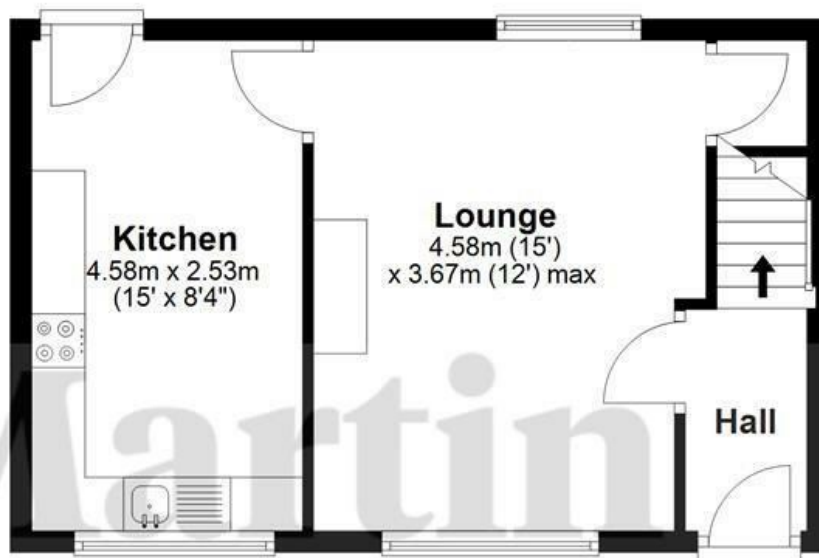
## Hill Top Road, Paddock Huddersfield,

Offers in the region of  
**£140,000**

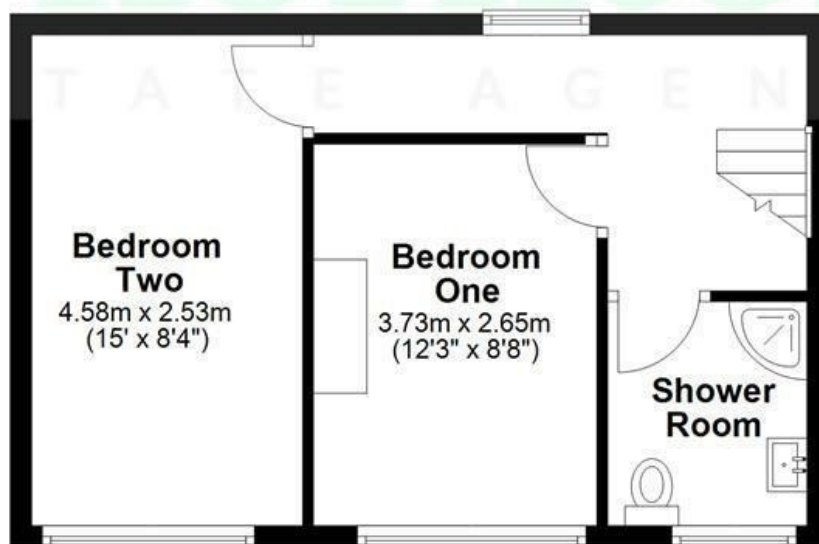
This two-bedroom mid-through terraced property has a lovely rear garden benefitting from a westerly aspect. The property is conveniently situated within a short distance of Huddersfield Town Centre, with its rail links and Huddersfield University. It is only a short drive from the M62 motorway network. It offers ideal first time buyer or investment accommodation and comprises an entrance hall, good-sized living room, kitchen and cellar. On the first floor are two bedrooms and a stylish shower room. The property benefits from a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a fenced garden to the rear, security lighting and a stone flagged area providing off-road parking. The rear garden benefits from a westerly aspect.



### Ground Floor



### First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Hill Top Road, Paddock Huddersfield,

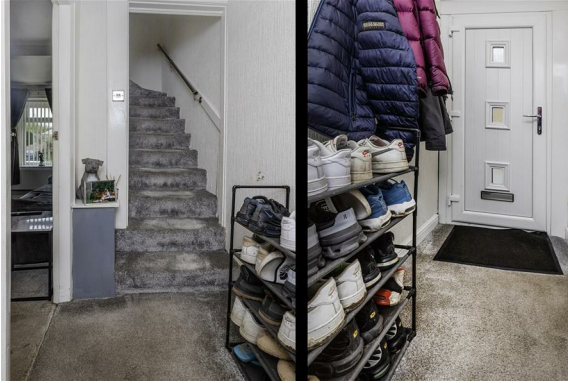
## Details



### Entrance Hall

A uPVC door with double-glazed inserts opens to the entrance hall, where there are hanging hooks for coat storage, an exposed beam to the ceiling and a ceiling light point.

A staircase rises to the first floor landing and a timber door gives access to the living room.



### Living Room

This room has a dual aspect, with uPVC windows to the front and rear elevations. It has beams to the ceiling, a ceiling light point and a radiator. The focal point of the room is an electric fire, set to a limestone hearth and surround. Access can be gained to a keep cellar.



### Keep Cellar

The cellar has power and light.

# Hill Top Road, Paddock Huddersfield,

## Details



### Kitchen

The kitchen has a range of modern high-gloss wall and base cupboards, drawers, roll-edge worktops extending to form a breakfast bar and glass splashbacks. There is a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include a five-ring gas hob and oven with overlying filter hood. There is space and plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the Ideal central heating boiler. There is vinyl style flooring, exposed beams to the ceiling, a radiator and a uPVC double-glazed window to the front elevation. A useful storage cupboard has been incorporated in the chimney breast. A uPVC door with double-glazed inserts gives access to the rear garden.



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing, which has access to loft space and two ceiling lights. A uPVC window allows natural light from the rear elevation.



# Hill Top Road, Paddock Huddersfield,

## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has two uPVC double-glazed windows, a ceiling light point and a radiator. There is useful shelving to one alcove.



### Bedroom Two

This double bedroom is positioned at the front of the property and has uPVC double-glazed windows, a ceiling light point and a radiator.



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## Details



### Shower Room

This room has a modern white suite comprising a low-level WC, vanity hand basin with mixer tap and drawers beneath, a corner shower cubicle with a shower screen, home to a waterfall style mains fed shower. There is tiling to the walls, a ceiling light point, an extractor fan, an LED vanity mirror, a toothbrush charging point and a ladder style heated towel rail. A uPVC double-glazed window allows natural light from the front elevation.



### External Details

At the rear of the property, there is a low-maintenance, fenced garden area, outside security lighting and a stone flagged area providing off-road parking for the property. The rear garden benefits from a westerly aspect.



### Tenure

The vendor informs us the property is Freehold.

# Hill Top Road, Paddock Huddersfield,

Directions

