



The Ironworks, Birkhouse Lane, Paddock, Huddersfield, HD4 5AD



welcome to

The Ironworks, Birkhouse Lane, Paddock, Huddersfield

This well-presented two-bedroom, two-bathroom apartment is situated on the upper floor benefiting from a lift nearby and offers spacious and modern living, making it an ideal choice for professionals, or investors seeking a comfortable and well-designed home. ****GUIDE PRICE £80,000 - £90,000****



Open-Plan Kitchen/Living Area

22' 1" x 13' 5" (6.73m x 4.09m)

Bright and spacious open-plan living area offering ample room for both lounge and dining furniture. The fitted kitchen features modern units, generous worktop space, and space for appliances. The balcony enhances the room with natural light and an airy feel.

Bedroom One

13' 6" x 8' (4.11m x 2.44m)

Well-proportioned main bedroom offering a comfortable and private retreat, with space for wardrobes and bedroom furniture. Benefits from access to a modern en-suite bathroom.

En-Suite Bathroom

Fitted with a contemporary suite comprising a shower enclosure, wash basin, and WC, finished in neutral tones.

Bedroom Two

12' 6" x 8' 1" (3.81m x 2.46m)

Good-sized second bedroom, ideal for guests, family members, or use as a home office.

Family Bathroom

Modern bathroom fitted with a bath with shower above, wash basin, and WC, finished with clean, neutral décor.



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welcome to

The Ironworks Birkhouse Lane, Paddock Huddersfield

- Two-bedroom, two-bathroom apartment
- Open-plan kitchen and living area
- A balcony provides excellent natural light
- Main bedroom with en-suite bathroom
- Well-presented throughout and ready to move into

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1300.00

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118250 - 0009

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