LEASEHOLD







House - Mid Terrace (EPC Rating: E)

10 NORTH STREET, PADDOCK, HUDDERSFIELD, HD1 4JR

£70,000

Jowett
CharteredSurveyors & EstateAgents

2 | 1 | 1 | E

2 Bedroom House - Mid Terrace located in Huddersfield

10 NORTH STREET, PADDOCK, HUDDERSFIELD, HD1 4JR

A compact Victorian stone built and stone slated inner through terrace house with single storey artificial stone and felted extension, occupying a pleasant position in this established residential area of Paddock.

NB. IMAGES HAVE BEEN EDITED TO REMOVE JUNK FROM THE ADVERTISEMENT, THIS IS IN THE PROCESS OF BEING CLEARED BY A CLEARANCE TEAM.

GROUND FLOOR

ENTRANCE LOBBY
Radiator, stairs to first floor

SITTING ROOM
13' x 15'2"
Radiator, mahogany style fireplace, beamed ceiling, window to front, access into cellar head and

KITCHEN
10'6" x 7'3"
Single drainer stainless steel sink unit, fitted cupboards, drawers, wall units, plumbing for automatic washing machine, gas cooker point, part tiled walls, window to rear, access door to side

BASEMENT

CELLAR HEAD

FIRST FLOOR

LANDING
Trapdoor access to roof void

BEDROOM 1
9'11" x 8'5"
With radiator, chimney breast.

BEDROOM 2
6'9" x 6'6"
Radiator, window to rear

BATHROOM
8'4" x 5'5

OUTSIDE
Small rear yard with hanging rights.

SERVICES
Mains sewer drainage, gas, water and electricity are laid on.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND
The property is assessed within band A (information obtained from Directgov website).

ENERGY BAND
E. Valid until 23 March 2027.

DIRECTIONS
From Huddersfield proceed along the A640 New Hey Road via Trinity Street for approximately 1 mile to the roundabout by the Junction public house. At the roundabout turn left down Gledholt Road. Proceed over the zebra crossing and at the mini roundabout turn right along Heaton Road towards Paddock. Proceed for approximately ¾ mile after the Paddock Junior/Infant School on the left, and turn right into Beech Street. After approximately 200 metres approx. turn left into North Street and the property will be seen on the left hand side, before the T junction with Church Street.

SOLICITORS
Bailey Smailes, 6 New North Parade, Huddersfield, HD1 5JP



EXTRAS

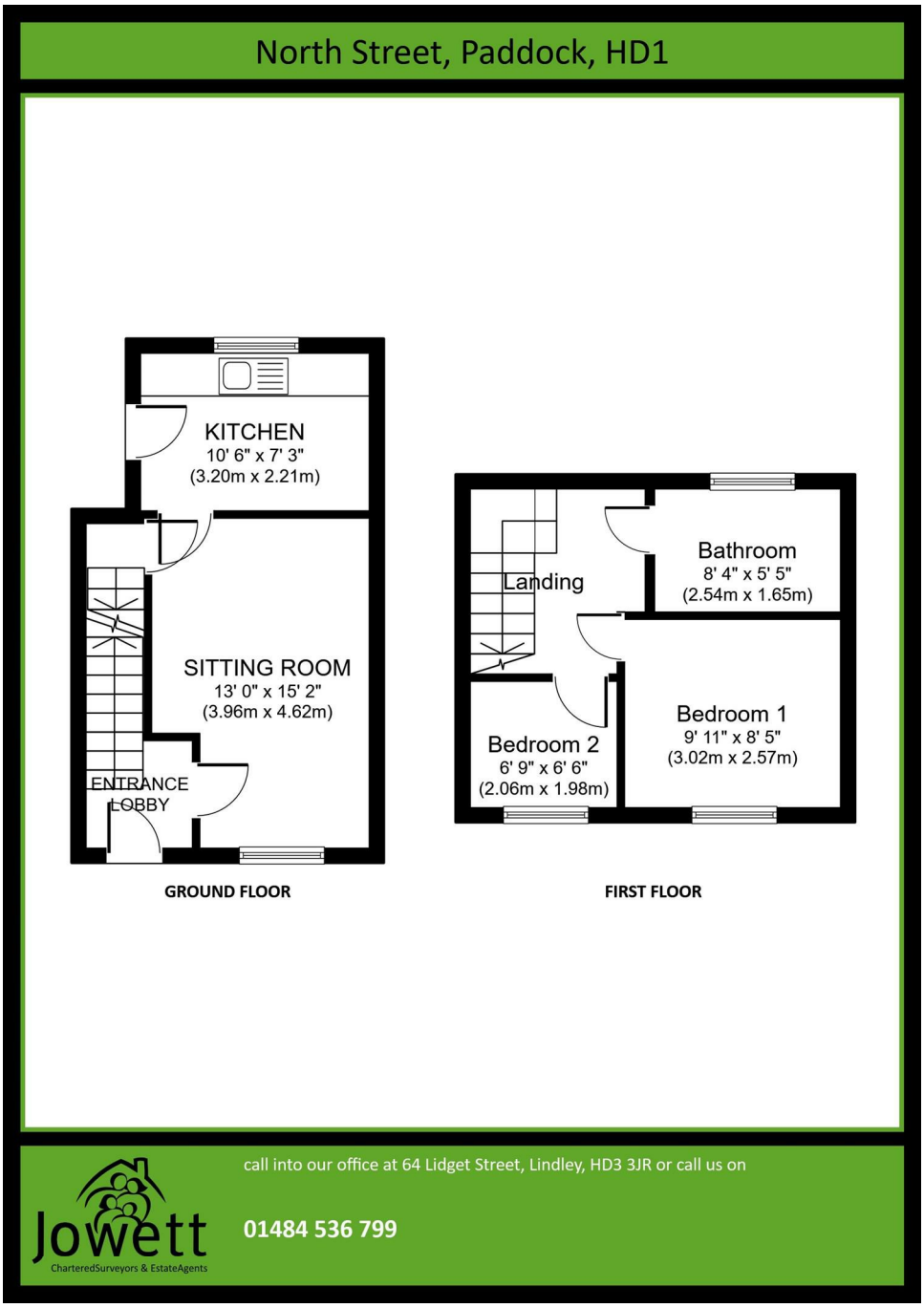
Carpets and curtains included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given



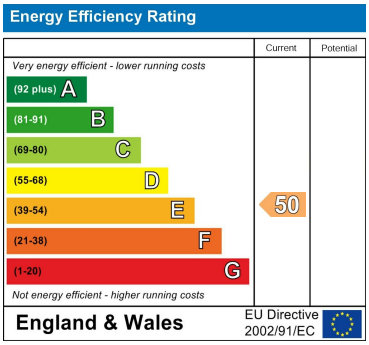




Council Tax Band

A

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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