



Beech Street, Paddock, Huddersfield, HD1 4JN

welcome to

Beech Street, Paddock, Huddersfield

Situated in the popular area of Paddock, this three-bedroom end-terrace property is an excellent opportunity for first-time buyers and investors. Conveniently located close to local schools, amenities and with great transport links to the town centre, the property offers spacious accommodation.



Lounge

8' 11" x 12' 10" (2.72m x 3.91m)

Kitchen/Diner

9' 8" x 15' (2.95m x 4.57m)

Bedroom One

10' 11" x 7' 9" (3.33m x 2.36m)

Bedroom Two

7' 11" x 11' 10" (2.41m x 3.61m)

Bedroom Three

5' 5" x 6' 10" (1.65m x 2.08m)

Bathroom**External**

Shared garden

Agents Note: Right Of Way

A right of way
exists, please contact the branch
for further details'

Agents Note: Garden

'We are advised that the garden is communal, at the
time of listing we are unaware of any associated
costs towards upkeep. Your conveyancer can make
the necessary enquiries on your behalf'.



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welcome to

Beech Street, Paddock Huddersfield

- Three-bedroom End-terrace
- Spacious kitchen diner
- Well-proportioned bedrooms
- Communal Garden
- On-Street Parking

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

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF119087 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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