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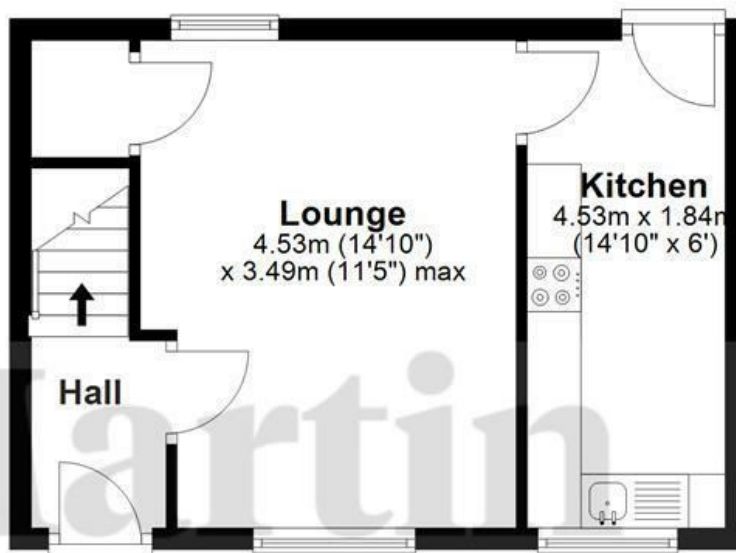
## Hill Top Road, Paddock Huddersfield,

Offers in the region of  
**£125,000**

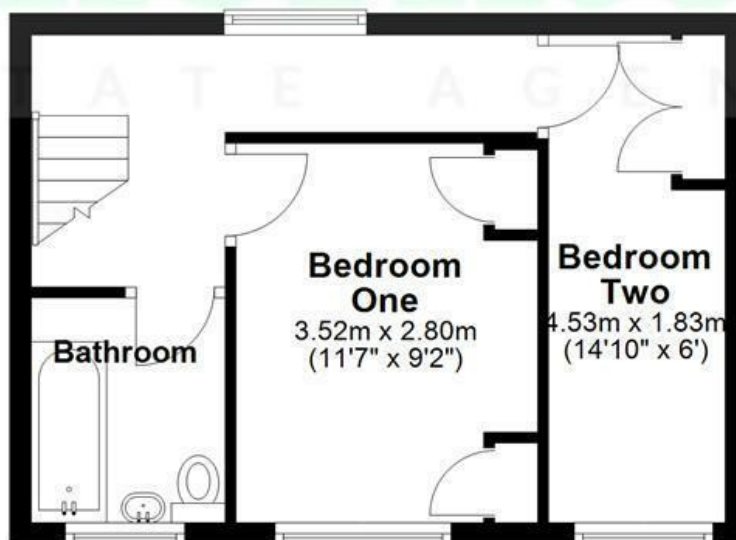
This two-bedroom stone built terraced property may prove suitable for a first time buyer or to the investment market. The property is within a short distance of Huddersfield Town Centre, with its various railway links, and a short drive away from the M62 motorway network. The accommodation comprises an entrance hall, living room and kitchen with integrated appliances. On the first floor, there are two bedrooms and a stylish house bathroom. The property has a gas-fired central heating system and is predominantly uPVC double-glazed. Externally, there is a lovely, enclosed rear garden, perfect for outdoor entertaining, benefitting 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 decorative double-glazed inserts opens to the entrance hall, where there are hanging hooks for coat storage, a ceiling light point and a radiator. A staircase leads up to the first floor landing and a timber door gives access to the living room.



### Living Room

This room has a dual aspect, with three 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 a freestanding electric log effect fire, set to a hearth with a timber surround. Access can be gained to a useful cellar.



### Cellar

The cellar is perfect for storage, but could be utilised as an additional room or utility. It has a uPVC double-glazed window allowing natural light.

# Hill Top Road, Paddock Huddersfield,

## Details



### Kitchen

The kitchen has a range of modern wall and base cupboards, roll-edge worktops, brick style tiled surrounds and a stainless steel sink with mixer tap. Integrated appliances include a four-ring gas hob, oven and overlying canopy style filter hood, and fridge freezer. There is plumbing for an automatic washing machine. This room is home to the Ideal central heating boiler. A uPVC window allows natural light from the front elevation. There is a ceiling light point, vinyl style flooring and a radiator. A uPVC door with a decorative double-glazed insert leads out into the rear garden.



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor landing, where there are three ceiling light points, access to loft space and a radiator. There is a uPVC double-glazed window to the rear elevation.



# Hill Top Road, Paddock Huddersfield,

## Details



### Bedroom One

This double bedroom has two uPVC double-glazed windows overlooking the front elevation and beyond. It has useful fitted wardrobes, overhead cupboards, a vanity unit and a lovely window seat. There is a central ceiling light point, a radiator.



### House Bathroom

The bathroom has a white suite comprising a low-level WC, pedestal hand basin with mixer tap and a panelled bath with a mixer tap and a Mira electric shower over. There is vinyl style flooring, appropriate tiling to the walls, a storage cupboard with a mirror, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window allows natural light from the front elevation.



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### Bedroom Two

This bedroom has a uPVC double-glazed window overlooking the front elevation. It has useful fitted wardrobes, a vanity area, a ceiling light point and a radiator. There is access to loft space.



### External Details

At the rear of the property, there is a lovely fenced garden with a patio, perfect for outdoor entertaining, and a further artificial lawned garden area. There is a separate entrance via a timber gate and a further area that currently has hedges, which could be made into an off-road parking space. The rear garden benefits from a westerly aspect.



### Tenure

The vendor informs us the property is Freehold.

# Hill Top Road, Paddock Huddersfield,

Directions

