



West View, Paddock Huddersfield HD1 4TX

welcome to

West View, Paddock Huddersfield

This charming two-bedroom mid-terrace home is perfectly positioned in a sought-after and highly saleable area, offering an ideal opportunity for first-time buyers, downsizers, or investors alike.



Lounge

16' x 13' 1" (4.88m x 3.99m)

A bright and inviting reception area with ample room for both a comfortable seating arrangement and a dining table. The open-plan layout makes this the heart of the home, ideal for relaxing or entertaining guests.

Kitchen

6' 1" x 7' 5" (1.85m x 2.26m)

Stylish and functional, the kitchen features modern fitted units, generous worktop space, and integrated appliances. Its open design flows seamlessly into the living area, creating a sociable and contemporary environment

Small Cellar

The property has a small cellar.

Bedroom 1

11' 6" x 10' 4" (3.51m x 3.15m)

A spacious double bedroom with plenty of natural light, offering an ideal retreat at the end of the day. Easily accommodates wardrobes and additional storage.

Bedroom 2

12' 11" x 8' 10" (3.94m x 2.69m)

A versatile second bedroom, perfect as a guest room, nursery, or home office. Well-proportioned and flexible to suit your needs.

Bathroom

A neatly presented bathroom fitted with a three-piece suite, including bath with shower, washbasin, and WC. Finished in a neutral style for a clean, modern look.

External

The property benefits from a charming front garden that adds excellent kerb appeal and creates a welcoming first impression. Convenient on-street parking is available directly outside, making everyday living simple and accessible

Agents Note: Aml

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [williamhbrown.co.uk/Property/HDF118105](https://www.williamhbrown.co.uk/Property/HDF118105)



welcome to

West View, Paddock Huddersfield

- Attractive two-bedroom mid-terrace in a highly sought-after
- Two well-proportioned bedrooms plus a bright, well-appointed bathroom
- Open-plan kitchen and living area, ideal for entertaining and everyday living
- Welcoming front garden with excellent kerb appeal and on-street parking available
- Close to local shops, schools, green spaces, and transport links, making it perfect for first-time buyers or investors

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in the region of

£100,000



view this property online williamhbrown.co.uk/Property/HDF118105



Property Ref:
HDF118105 - 0009

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.



Please note the marker reflects the
postcode not the actual property



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk