

# MARSH & MARSH PROPERTIES

8 South View, Paddock, Huddersfield, HD1 4UE

£155,000



**\*\*ATTENTION ALL FIRST TIME BUYERS, YOUNG & GROWING FAMILIES\*\*** A THREE BEDROOM end-terrace property ideally located in Paddock, just a short distance from Huddersfield town centre. The property enjoys a south-facing aspect, allowing plenty of natural light throughout the home, and is well positioned for local amenities, shops and schools, as well as offering quick and easy access to the M62 motorway network, making it ideal for commuters. In brief, on the ground floor you will find an entrance hall, kitchen, and lounge providing access to a convenient basement. Upstairs you will find the landing, a double bedroom, a single bedroom, and the house bathroom. Steps rise to the second floor where you will find the master bedroom with dressing room. Externally, to the rear of the property is an enclosed garden.

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### ENTRANCE HALL

An entrance hall featuring tiled flooring, a UPVC front door and a UPVC window allowing natural light into the space.

### KITCHEN 2.6 x 4.6m (8'6 x 14'11)



A fitted kitchen with wall and base units including a sink with chrome mixer tap. Appliances include an integrated fridge freezer and dishwasher, as well as a built-in oven, hob and extractor fan. There is also space and plumbing for a washing machine. Additional features include tiled flooring, ceiling spotlights, a UPVC window, and a UPVC door leading out to the rear garden.

### LIVING ROOM 4.3 x 4.6m (14'3 x 14'11)



A spacious lounge including a pebble-effect feature fireplace, wood effect laminate flooring, and access into the basement. The room also benefits from a radiator and a UPVC window.



### BASEMENT



A useful basement with a stone workbench and UPVC window, providing excellent storage space.

### LANDING

First floor landing with a radiator and a UPVC window.

### BEDROOM TWO 3.2 x 4.6m (10'5 x 14'11)

A spacious double bedroom featuring a fireplace and fitted wardrobes within the alcoves providing

ample storage. Additional features include a radiator and a UPVC window enjoying views towards Castle Hill.



### BEDROOM THREE 2.6 x 4.6m (8'6 x 14'11)



A single bedroom with a radiator and a UPVC window, also benefiting from views towards Castle Hill.

### BATHROOM

A three-piece bathroom suite comprising a bathtub with handheld power shower above, a low flush toilet and a vanity sink unit. Additional features include partially tiled walls, extractor fan, radiator and a UPVC window.



### MASTER BEDROOM 5.3 x 4.6m (17'4 x 14'11)



A large master bedroom featuring exposed ceiling beams, radiators and a UPVC window with views

including Castle Hill.

### DRESSING ROOM



A useful dressing room with fitted storage, exposed ceiling beams and ceiling spotlights.

### EXTERNAL

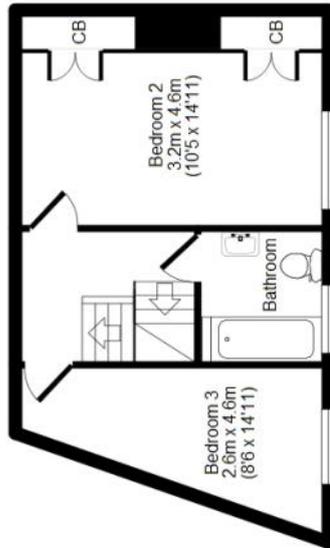


To the rear of the property is an enclosed, low-maintenance pebbled garden with planters.

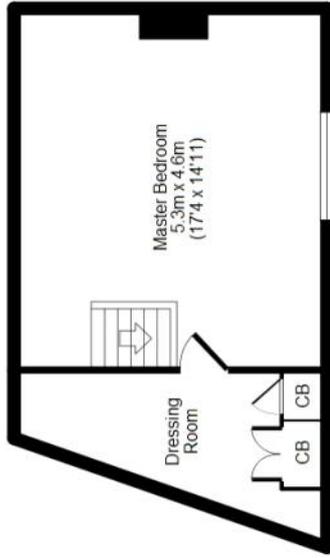
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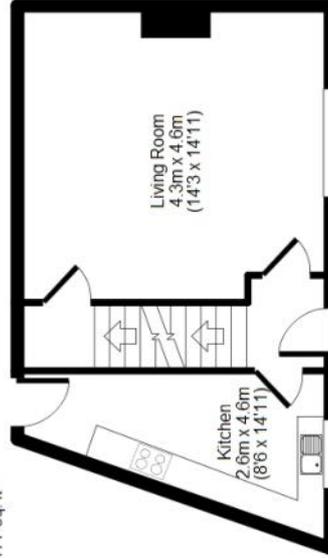
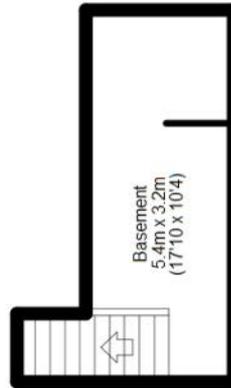


First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 109 sq. m / 1177 sq. ft



Ground Floor

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