



24 Fir Road, Paddock

This 2 bedroomed double fronted semi-detached home occupies a substantial plot standing elevated from the roadside and offers far-reaching views, particularly from the top of the garden. The majority of the accommodation is on the ground floor providing a certain amount of flexibility in how you can use it. We believe it to have been built in the 1930s and the beautiful original internal doors have been restored and add period character to the property. It briefly comprises hall, living room, dining room, breakfast kitchen, and bedroom on the ground floor with another bedroom and shower room on the first floor. Externally, there is a well-stocked garden to the front, whilst at the rear you will find access to the adjoining outhouse/store and steps up to a huge garden. It is a family friendly area, close to Greenhead park with a junior/infant school at one end of the road and 2 secondary schools at the other end. It is within easy reach of all the shops, bars, restaurants and amenities in nearby Marsh and Lindley, and only a few minutes' drive to junction 24 of the M62 at Ainley Top.

Holmfirth

38 Huddersfield Road,
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holmfirth@wmsykes.co.uk

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Slaithwaite

Britannia Mill, Britannia Road,
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01484 847 700
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Accommodation:

GROUND FLOOR

The front entrance door opens into:-



Hall

A welcoming hall where you will find each room is entered via one of the impressive original doors.



Living Room

16'10" x 12'0"

The main focal point of this sizeable room is a recessed log burner which rests on a granite hearth. Plenty of natural light is provided via a bay window to the front and 2 windows to the side.



Dining Room

11'3" x 10'6"

A good-sized dining room which has a square bay window to the rear, exposed wooden floor, and storage recesses beneath the staircase.



Breakfast Kitchen

15'4" x 10'11"

Fitted with a range of wall and base units having worktops over which incorporate a sink with mixer tap/flexi hose. There is a gas cooker with extractor hood over, space for both a washing machine and fridge/freezer, ample shelving, tiled splashbacks, wood effect flooring, and windows and French doors lead out to the patio area and garden beyond.



Bedroom 2 **12'10" x 10'2"**

A double bedroom with bay window to the front providing views up towards Castle Hill.

FIRST FLOOR



Bedroom 1 **18'2" x 10'4"**

A good sized double bedroom with dormer window to the front and access to plenty of eaves storage.



Shower Room **8'10" x 8'2"**

Having been adapted for safety and ease of use for the current owner, it is now fitted with a white suite comprising low flush w.c., pedestal wash basin, and a large 'wet room' style showering area with a mains fed shower over and tiled surrounding walls. There is a frosted window to the side, cupboard housing the Viessmann central heating boiler, and access to more eaves storage cupboards.



Outside Front



Aerial View





OUTSIDE

Steps rise up at the front of the property to a garden well stocked with a variety of trees and shrubs, and a block paved and concrete area across the front of the house gives access to the front entrance door and provides somewhere to sit out. A path leads down the side to give access into the adjoining outbuilding/store which also has a door out at the rear. Step out at the rear of the house onto a concrete patio which extends along the whole rear elevation. Steps then take you up to a large garden which is mainly laid to grass and has trees and shrubs to the borders, and enjoy some of the finest views around from the top of the garden. It offers a huge amount of scope for you to create a wonderful outside space to suit your own needs.

Viewing

Strictly by appointment with Wm. Sykes.

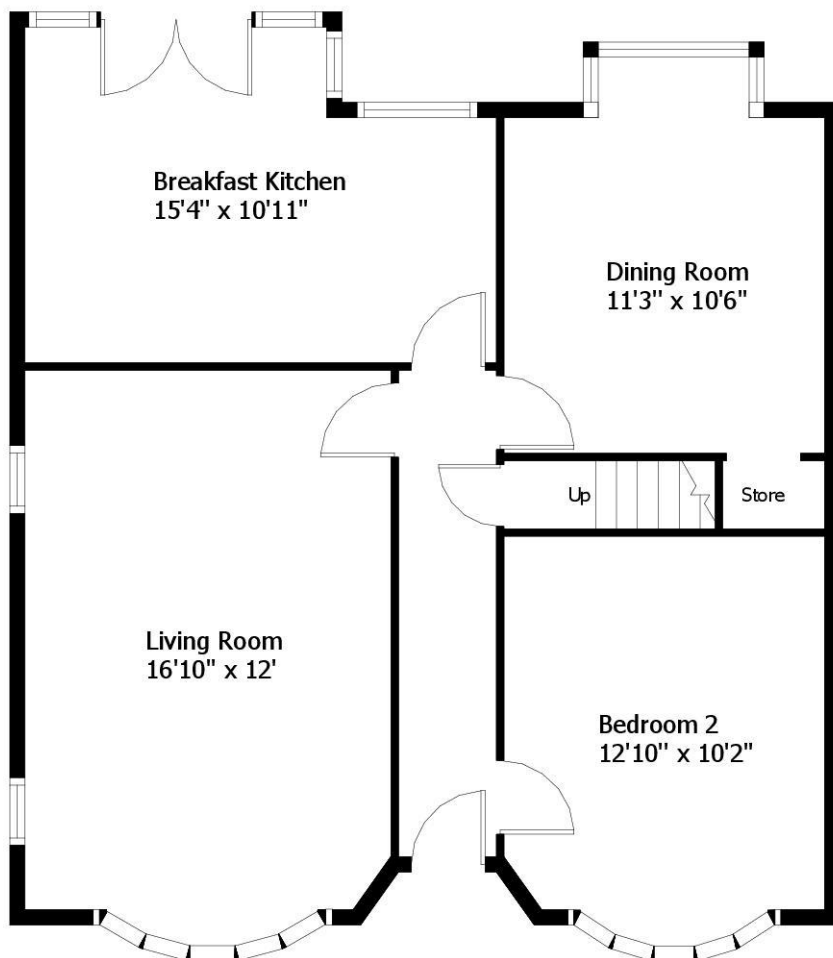
Location

From the roundabout in Paddock, proceed up Luck Lane and Fir Road is the 4th turning on the right. No.24 will then be found halfway down on the left.

Additional Information

- Council Tax – Band C
- Tenure – Freehold.
- Energy Rating 58 (Band D)
- Utilities:-
 - Electricity – mains
 - Water – mains
 - Drainage – mains
 - Gas – mains
 - Broadband & Mobile Phone – The ‘Ofcom’ on-line checker shows there is a broadband service in the area (including ‘Ultrafast’), and mobile coverage at the property is offered by several providers.

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Ground Floor



First Floor

This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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