



Huddersfield

SALES + LETTINGS



Just Renovated

Great Location

Brand New Fittings

NO CHAIN



3 North Street
Huddersfield, HD1 4JR

Monthly Rental Of
£600

Ground Floor

Living Room 15' 5" x 14' 0" (4.71m x 4.27m)

The living room in this property is a bright and airy room with a large window to the front elevation allowing in plenty of natural light. To the centre of the focal wall there is a chimney breast with no fixtures. This room is completed with grey carpets, painted walls and white skirting boards. Access can be gained into the kitchen and basement from this living room.

Kitchen 5' 10" x 7' 6" (1.79m x 2.28m)

This kitchen is fitted with grey gloss units on base and wall level providing plenty of storage whilst finished with contemporary chrome handles. The complimentary dark worktop incorporates an electric four ring hob and sink with drainer overlooking the rear garden. This kitchen is part tiled with timeless grey tiles, an oven and extractor hood.

First Floor

Master Bedroom 15' 5" x 9' 1" (4.71m x 2.76m)

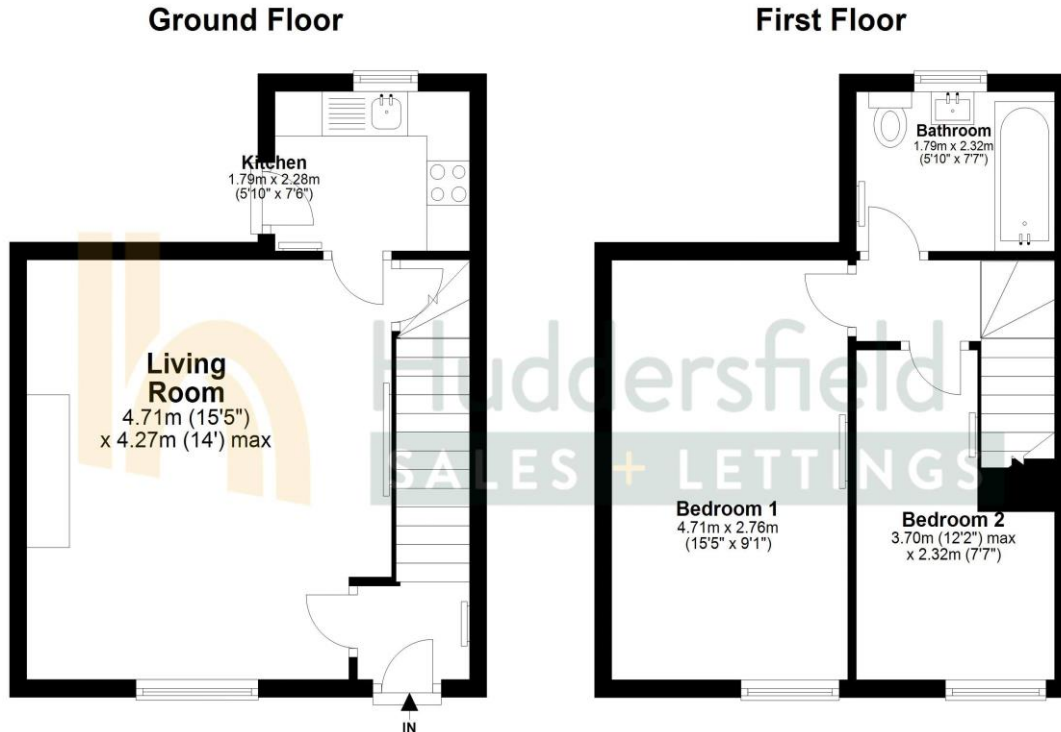
The master bedroom in this property is very well sized room with a window to the front elevation, a ceiling light point and a small chimney breast. Furnishings can be easily accommodated in this room.

Bedroom Two 12' 2" x 7' 7" (3.7m x 2.32m)

This bedroom is a smaller yet reasonably sized room that can comfortably accommodate a single bed and some other furnishings.

Family Bathroom 5' 10" x 7' 7" (1.79m x 2.32m)

This modern and sleek bathroom has been fitted with a three piece suite consisting of a low flush WC, hand basin and bath along with a shower head and screen also. This bathroom is completed with contemporary tiling on the walls and floor as well as a frosted window to the rear.



This floor plan and the measurements are for visual and marketing purposes only. Measurements are not architecturally accurate but are merely approximations.
Plan produced using PlanUp.

Energy performance certificate (EPC)

3 North Street
Paddock
HUDDERSFIELD
HD1 4JR

Energy rating

D

Valid until: **15 September 2031**

Certificate number: **9340-2951-9000-2500-8001**

Property type

End-terrace house

Total floor area

55 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60