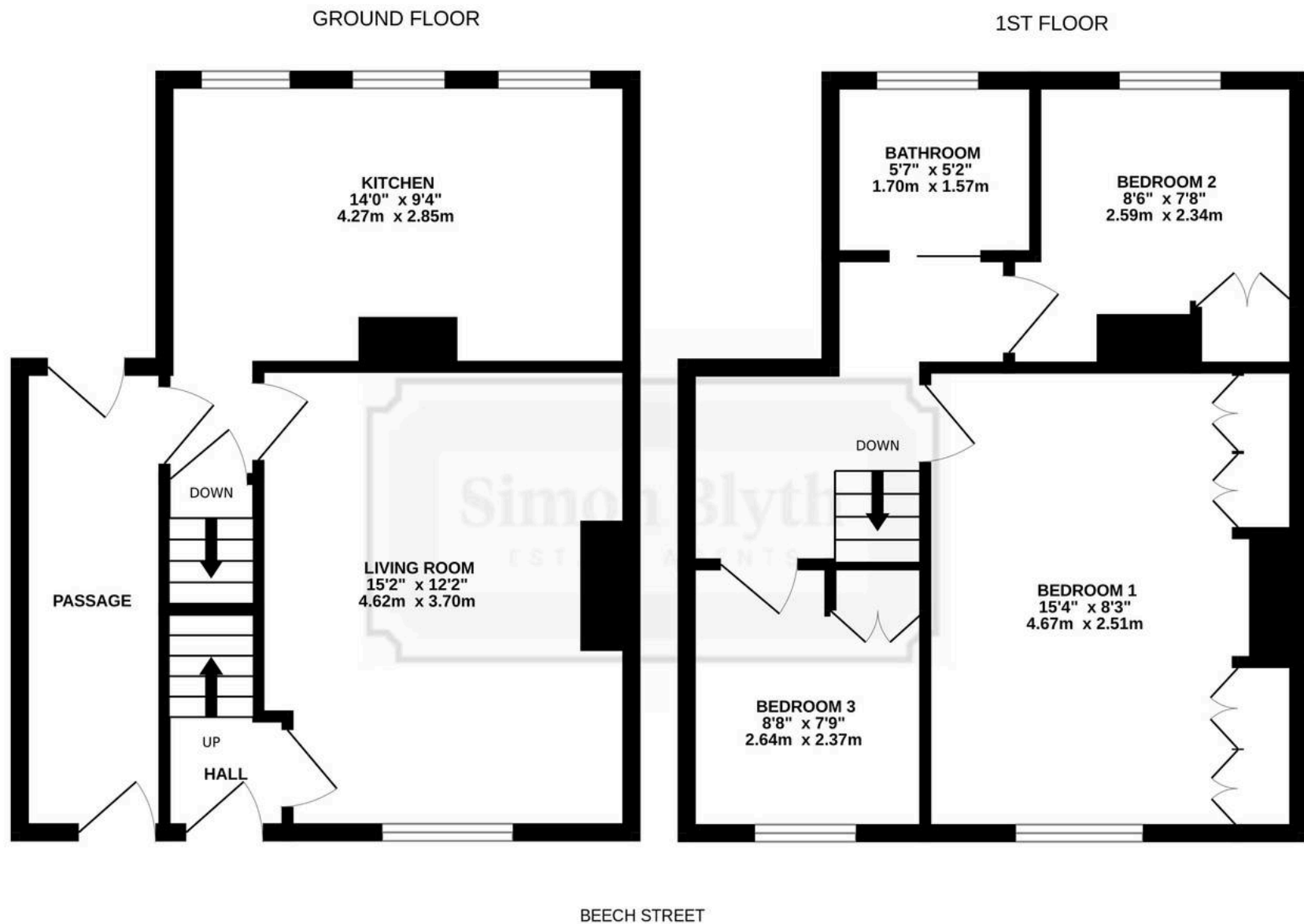




**10 Beech Street, Paddock**  
Huddersfield

Offers in Region of **£170,000**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025





## 10 Beech Street

Paddock, Huddersfield

An appealing stone built Victorian inner through terraced house, constructed circa 1877 and located within a popular and established residential area close to the town centre. The property is ideal for a local family close to local shops, schools and accessible for J24 of the M62. There is a gas central heating system , pvcu double glazing and accommodation comprising to the ground floor, entrance lobby, living room, dining kitchen and secure passageway (exclusively for the property). Basement with cellar. First floor landing leading to three bedrooms and bathroom. Externally there is on street parking and gardens laid out to both front and rear.





### Ground Floor Entrance Lobby

This has a pvcu and sealed unit double glazed door, there is a further pvcu double glazed window above the door providing additional natural light, ceiling light point, cloaks rail, central heating radiator, staircase rising to the first floor and to one side a door opens into the living room.

### Living Room

15' 2" x 12' 2" (4.62m x 3.71m)

This comfortable and well proportioned reception room has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator, two wall light points and as the main focal point of the room housed within the chimney breast there is a multi fuel stove with brick inset and oak mantle over. To one side a door gives access to an inner lobby, this has a timber and frosted glazed door giving access to the passage way, there is a further door with steps leading down to the basement and a doorway providing access to the dining kitchen.

### Dining Kitchen

14' 0" x 9' 4" (4.27m x 2.84m)

This has three pvcu double glazed windows which provide the room with plenty of natural light aswell as giving an aspect over the rear garden, there are inset led down lighters, central heating radiator, chimney breast, tiled floor and fitted with a range of shaker style base and wall cupboards, drawers, contrasting overlying worktops with tiled splash backs, inset single drainer stainless steel sink with chrome mixer tap, there is under counter space for washing machine, cupboard housing Baxi gas fired central heating boiler and Belling range style cooker which is available by separate negotiation at a price to be agreed together with a stainless steel extractor hood over.





**Passage Way**

17' 0" x 2' 9" (5.18m x 0.84m)

This is exclusively for the use of number 10 and has a pvcu door to the front and rear together with tiled floor and ceiling light point.

**Basement**

This is accessed from the inner lobby with stone steps leading down to a useful keeping cellar which has ceiling lights, pvcu double glazed window and to one side there is a smaller store situated beneath the passage way.

**First Floor Landing**

Which has two ceiling light points, central heating radiator and loft access. The landing provides access to the following..-

**Bedroom One**

15' 4" x 8' 3" (4.67m x 2.51m)

As the dimensions indicate this is a spacious double room which has a pvcu double glazed window, there is a ceiling light point, central heating radiator and to either side of the chimney breast, there are fitted floor to ceiling part mirror fronted wardrobes with cupboards over.

**Bedroom Two**

8' 6" x 7' 8" (2.59m x 2.34m)

With pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to the left hand side of the chimney breast there is a floor to ceiling wardrobe which has sliding doors to the lower section and open to the upper section.

**Bathroom**

5' 7" x 5' 2" (1.70m x 1.57m)

With frosted pvcu double glazed window, ceiling light point, part tiled walls which are floor to ceiling in sections, tiled floor and fitted with a suite comprising panelled bath with bi fold shower screen and chrome shower fitting and fixed shower rose with separate hand spray, pedestal wash basin with chrome monobloc tap and low flush WC.







### **Bedroom Three**

8' 8" x 7' 9" (2.64m x 2.36m)

With a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator and above the bulk head there is a fitted wardrobe and storage cupboard.



## Garden

To the front of the property there are stone gate posts with a wrought iron hand gate opening onto a stone flagged pathway leading to both main entrance and adjacent passageway, the garden has a lawn with planted flowers and shrubs up to the garden. The rear garden is accessed from the passage way which has been designed to be low maintenance with areas of block paving, gravel, crushed blue slate and timber decking with a timber balustrade. At the foot of the rear garden a timber hand gate.

## On street

The property has on street parking

## ADDITIONAL DETAILS

-THE PROPERTY HAS A GAS CENTRAL HEATING SYSTEM

-THE PROPERTY HAS PVCU DOUBLE GLAZING









**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act) **COPYRIGHT** Unauthorised reproduction prohibited.

**FREE VALUATIONS** If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008** Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

**MAILING LIST** Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

**MORTGAGE ADVICE** Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available. Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage. For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES 7 DAYS A WEEK** Monday to Friday – 8:45 am to 5:30 pm Saturday – 9:00 am – 4:00 pm Sunday – 11:00 am – 2:00 pm





## Simon Blyth Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street – HD3 3JP

01484 651878

[huddersfield@simonblyth.co.uk](mailto:huddersfield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000