



**Beech Street, Paddock, Huddersfield HD1 4JN**

**welcome to**

**Beech Street, Paddock Huddersfield**

WOW. The secret garden. Prepare to be charmed by this double bay fronted detached family home, offering a rare and extremely private setting. A MUST SEE home originally acquired for build circa 1850 with a range of original features.



## Ground Floor

### Entrance Porch

Front door leading to an entrance porch with tiled flooring and windows to the front and sides.

### Entrance Hall

Door leading to a spacious hallway with feature tiled floor, original Victorian style walls and coved ceiling. Oak doors lead to further rooms. Carpeted stairs leading to first floor. Hallway is warmed by a central heating radiator with cover.

### Lounge

14' 11" x 18' 3" ( 4.55m x 5.56m )

This beautifully, spacious reception room has original Victorian features with coved ceiling, ceiling rose with centre light and is warmed by a feature log burner with high fireplace and tiled back and hearth. The room also has a central heating radiator and carpeted flooring. Flooded with plenty of natural light from the double glazed bay window to the front.

### Dining Room

13' 5" x 19' 1" ( 4.09m x 5.82m )

Second spacious reception room is the perfect place for family gatherings with space for dining table and chairs. Warmed by a lovely log burner with marble effect tiled back, hearth and fireplace. The room has original Victorian feature such as coved ceiling, ceiling rose with centre light, radiator and double glazed bay to the front which provides the room with plenty of natural light. There is also a double glazed window to the side.

### Reception Room Three

9' 7" x 11' 3" ( 2.92m x 3.43m )

Good sized third reception room has an open brick fireplace and parquet flooring. Fitted cupboard and hanging drying rack. Currently used as office space.

## Kitchen

9' 11" x 12' 2" ( 3.02m x 3.71m )

Superb sized kitchen decorated to a modern standard with a full range of fitted base and wall units with quartz effect work surface and under counter lighting. Space for Aga style cooker and extractor. Porcelain Belfast sink unit with swan neck tap. Integrated fridge freezer and dishwasher. Door leads to the side with two Velux windows.

### Utility Room

8' x 6' 8" ( 2.44m x 2.03m )

Good sized with space for washing machine and dryer. Sink unit with built-in cupboards. Part tiled walls and tiled flooring. Heated towel warmer/radiator and a low flush WC.

## First Floor

### Landing

Doors to bedrooms and bathroom plus window to the side on the half landing.

### Bedroom One

15' x 14' 3" ( 4.57m x 4.34m )

Superb sized double bedroom with real wood flooring and original Victorian fireplace. Having coved ceiling and picture rail. Double glazed window overlooks the front.

### Bedroom Two

12' 10" x 14' 11" ( 3.91m x 4.55m )

Second spacious double bedroom with carpeted flooring and original Victorian fireplace with tiled surround. Having coved ceiling and picture rail. Double glazed window overlooks the front.

### Bedroom Three

11' 2" x 11' 2" ( 3.40m x 3.40m )

Good sized double bedroom with real wood flooring and warmed by a central heating radiator. Double glazed window overlooks the side.

## Second Floor

### Attic

11' 2" x 14' 6" ( 3.40m x 4.42m )

Spacious room with wood flooring and two Velux windows.

### Bathroom

Bathroom suite comprising bath, original Victorian WC and hand basin. Having partly tiled walls, laminate flooring and a central heating radiator. Double glazed window overlooks the side.

### Shower Room

Corner shower cubicle and wash hand basin. Part tiled walls and wood flooring. Double glazed window overlooks the front.

### Cellar

10' 2" x 20' 4" ( 3.10m x 6.20m )

This amazingly sized cellar has a coal store, butchers block and fuse box.

### External

The property is presented with wrap around lawned gardens being privately enclosed by hedging and wall. The garden has a shed, patio area and is the perfect place to enjoy those warmer months gathered with family and friends. There is also a gated yard for off-street parking.



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welcome to

## Beech Street, Paddock Huddersfield

- Valuers House Of The Month!
- Complete Privacy In Garden and House
- Ground Floor WC
- Three Ground Floor Reception Rooms & Two Upstairs Bathrooms
- Double Gated Driveway and External Stores

Tenure: Freehold EPC Rating: D

offers over

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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