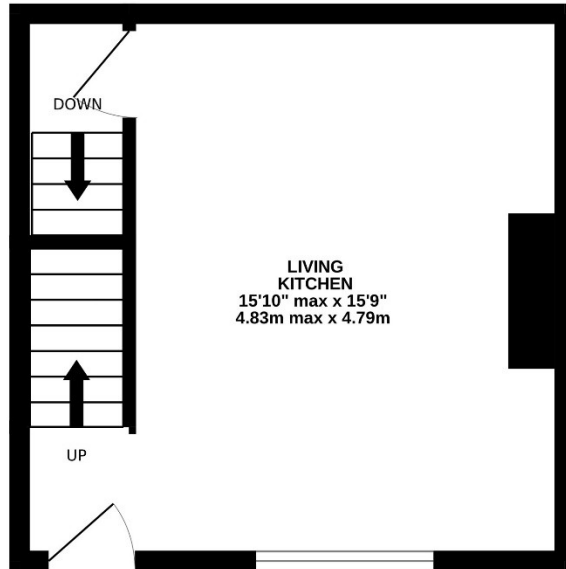




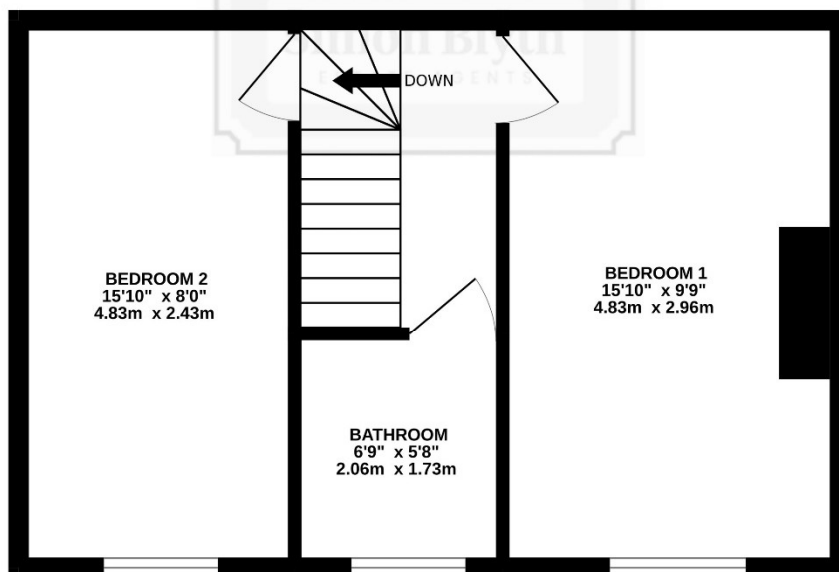
**12 Victoria Street, Lindley, Huddersfield, HD3 3ED**

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GROUND FLOOR



1ST FLOOR



VICTORIA STREET

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.  
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## PROPERTY DESCRIPTION

An attractively presented and well-appointed rear facing terraced house which has two generous double bedrooms and would make an ideal property for somebody looking to take their first steps on the property ladder.

The property is located in the heart of Lindley with shops, restaurants, bars, Huddersfield Royal Infirmary, Junior and Infant School and just a short drive from junction 24 of the M62 motorway giving access to East Lancashire and West Yorkshire and beyond. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor living kitchen with modern white gloss units together with integrated oven, hob, extractor and dishwasher. Basement with cellar. First floor two good sized double bedrooms one of which extends across the passageway and bathroom. Externally there is a low maintenance garden together with on street permit parking.

**Offers Around £134,950**

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## GROUND FLOOR

### ENTRANCE LOBBY

With a composite panelled and frosted double glazed door with a frosted uPVC double glazed window over, there is a cloaks rail and a staircase rising to the first floor. The lobby is open plan to the living kitchen.

### LIVING KITCHEN

*Measurements- 15'10" x 15'9" maximum*

As the dimensions indicate this is a comfortable and well-proportioned room which has a uPVC double glazed window looking out over the garden, two ceiling light points, beamed ceiling, central heating radiator, chimney breast, fitted carpet and to the rear of the living room there is the kitchen area which has a stone flagged floor and fitted with a range of white gloss base and wall cupboards, drawers, these are complimented by contrasting overlying timber effect worktops with tiled splashbacks, there is a four ring gas hob with extractor hood over and electric fan assisted oven beneath, under counter space for washing machine, integrated dishwasher and inset single drainer stainless steel sink with chrome mixer tap. To one side a door gives access to the basement.





## **BASEMENT**

With stone steps leading down to a cellar.

## **FIRST FLOOR**

### **LANDING**

With a ceiling light point and loft access. From the landing access can be gained to the following: -

### **BEDROOM ONE**

*Measurements- 15'10" x 15'9" maximum*

A double room with a uPVC double glazed window looking out over the garden, there is a ceiling light point, central heating radiator and chimney breast.



## BEDROOM TWO

Measurements – 15'10" x 8'0"

Another good-sized double room which has a uPVC double glazed window looking out over the front garden together with a ceiling light point and central heating radiator.



## BATHROOM

Measurements- 6'9" x 5'8"

With a frosted uPVC double glazed window, ceiling light point, floor to ceiling tiled walls to three elevations, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen together with chrome mixer tap and chrome shower fitting over, pedestal wash basin with chrome monobloc tap and low flush w.c.



## OUTSIDE

### GARDENS

The property has a manageable low maintenance garden with an area of astro turf bordered by crushed blue slate together with planted flowers and shrubs and screened to two sides by timber fencing and stone wall with a dry-stone wall running along the foot of the garden.

### PARKING

The property has on street permit parking.



### **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Property tenure – Freehold

Council tax band –A

Directions- Using satellite navigation enter the postcode HD3 3ED

### **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)

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### **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

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### **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

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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 TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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### MAIN CONTACTS

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