



Applegate  
Properties



- Extended link-detached
- Four beds plus office
- Spacious modern interior
- Ideal for family
- Two bathrooms

## Huntsmans Close, Beaumont Park, Huddersfield, HD4 7BR

### Guide price £360,000 - £375,000

An extremely spacious and modern extended four bedroom plus study link-detached with generous gardens and garage in select cul-de-sac with woodland aspect close to popular Beaumont Park.





## PROPERTY DESCRIPTION

Occupying an enviable tucked away position with woodland to the rear and regarded Beaumont Park a short stroll away is this deceptive link-detached property. Being extended to the side and affording most spacious and versatile four bedroom/two bathroom accommodation with separate home office the property may well suit the needs of the family buyer, being well placed for not only the nearby park but also schooling and nearby Huddersfield.

Being well presented throughout and much improved in recent years the bright and spacious interior briefly comprises: Hallway with turned staircase and Cloaks/w.c., Utility Room, superb open plan Kitchen/Diner with sliding doors to garden, fitted with contemporary units and breakfast bar.

The living room is positioned to the rear of the property, and has access via patio doors into the garden.

A turned staircase leads to generous landing with storage and loft access, four good sized bedrooms including Principal bedroom with adjacent Shower room, home office/study and House Bathroom furnished with modern three piece white suite, including shower over bath.

Externally, the property is approached by a block paved driveway providing generous parking leading to an integral single garage with electric roller door, rear door and further external garden store. Side access leads to a good sized rear garden which includes a central lawn with decked and paved seating areas, timber shed and Summer house, raised borders and opening onto adjoining woodland with pleasant private aspect.

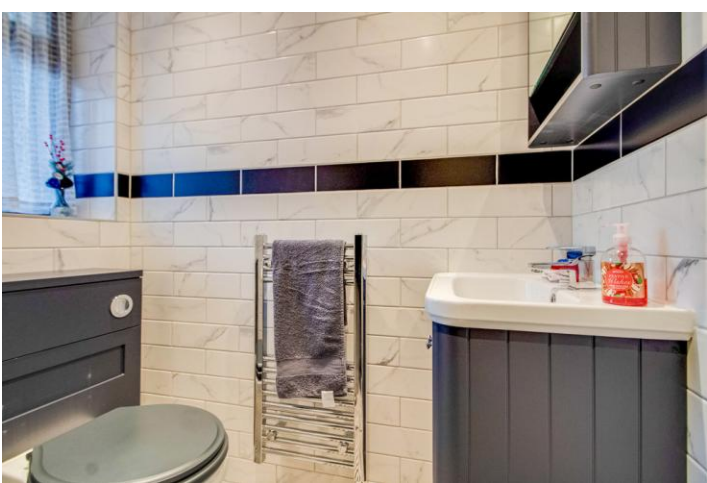
EPC: C

Tenure: Freehold

Council Tax: D

**IMPORTANT NOTE:** In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holmfirth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.









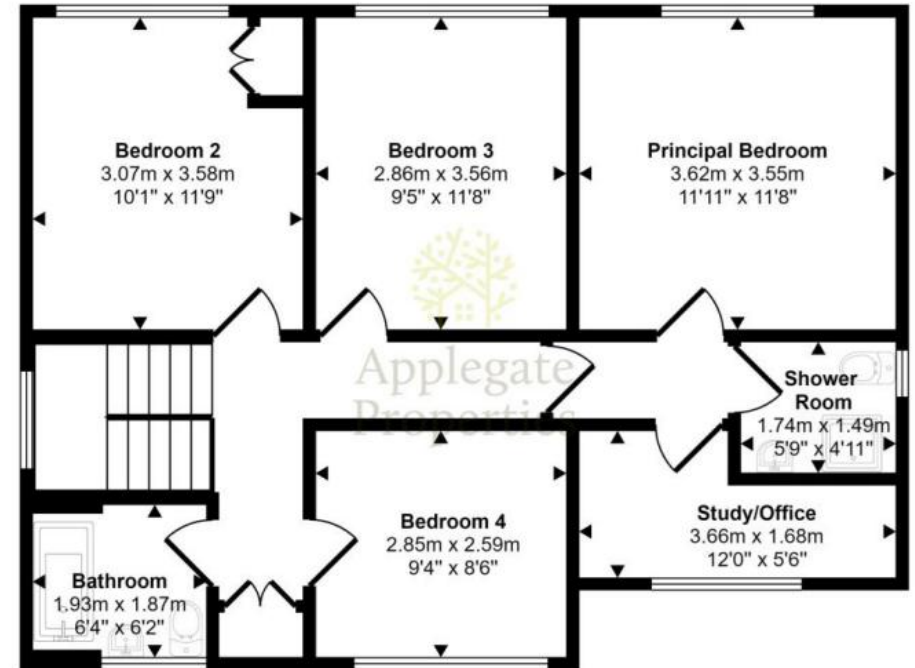






**Ground Floor**  
Approx 84 sq m / 902 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**First Floor**  
Approx 69 sq m / 747 sq ft

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

#### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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#### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

#### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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#### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED

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