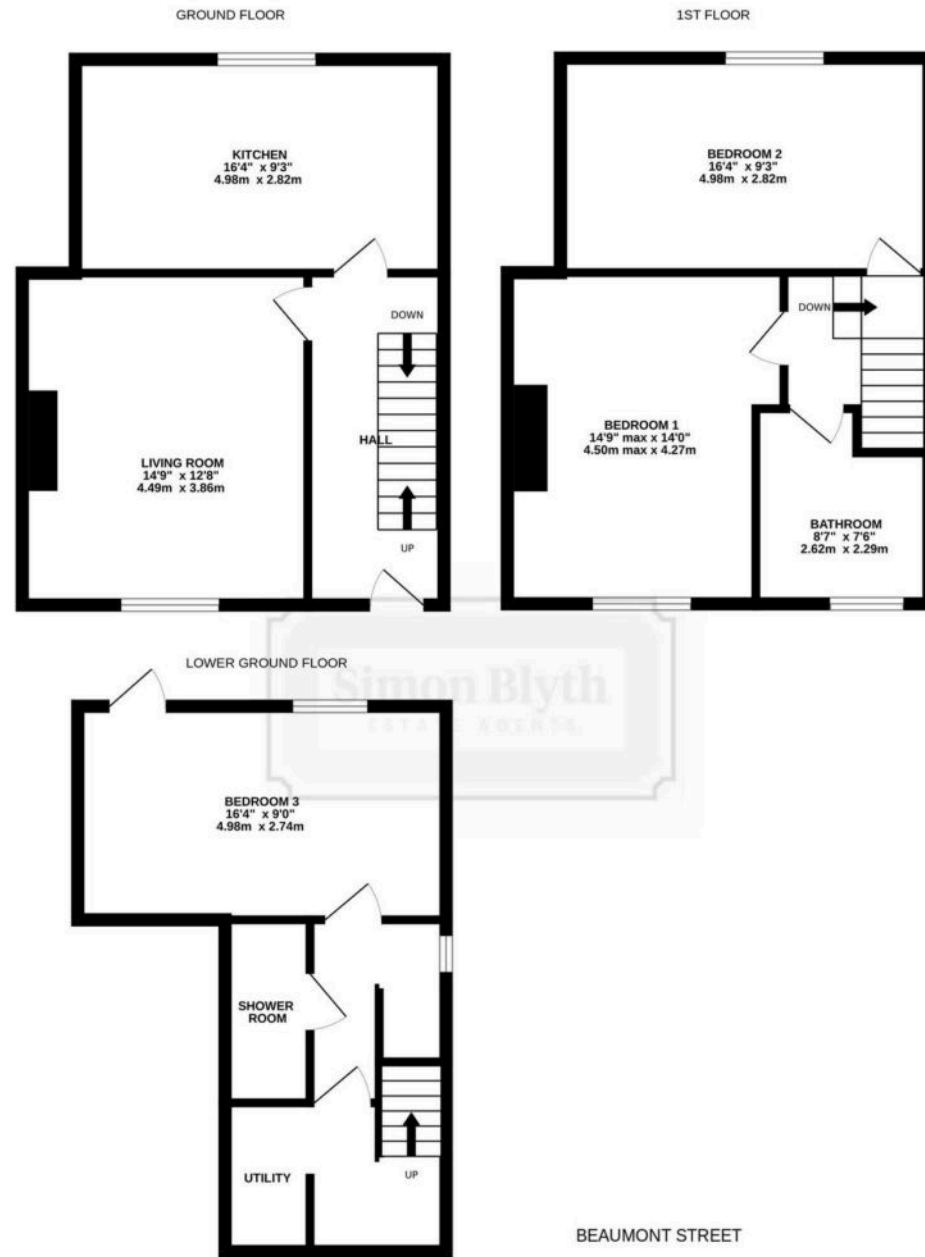




19 Beaumont Street, Netherton
Huddersfield

Offers in Region of **£180,000**



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19 Beaumont Street

Netherton, Huddersfield

Available with vacant possession and no onward chain is this spacious three bedroom stone built end terrace house with approaching twelve hundred square feet of living space.

The property is located within walking distance of the village center with local shops and junior and infant school. There is a gas central heating system, pvcu double glazing and briefly comprising to the ground floor, entrance hall, living room and dining kitchen, lower ground floor, utility, shower room and double bedroom. first floor landing leading to two double bedrooms and bathroom. Externally there is a low maintenance area to the front and crushed blue slate seating area to the rear.



Ground Floor

Which comprises entrance hall, with timber door with sealed unit window with further sealed unit double glazed window above providing additional natural light, there are two ceiling light points, central heating radiator and staircase rising into the first floor with brushed stainless steel hand rail. From the hallway access can be gained to the following..-

Living Room

14' 9" x 12' 8" (4.50m x 3.86m)

This comfortable reception room has a pvcu double glazed window enjoying a pleasant aspect, there is a ceiling light, two wall lights, central heating radiator and housed within the chimney breast there is a flame effect electric stove resting on a tiled hearth.

Dining Kitchen

16' 4" x 9' 3" (4.98m x 2.82m)

With a pvcu double glazed window, two ceiling lights, central heating radiator, tiled floor and fitted with a range of white gloss shaker style base and wall cupboards, drawers, these are complimented by overlying worktops, which extend to form a breakfast bar. There is a cupboard housing a Baxi gas fired central heating boiler, inset single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel and curved glass extractor hood over and stainless steel electric oven beneath, integrated fridge and concealed lighting beneath the wall cupboards.



Lower Ground Floor

Hall with cupboard housing the consumer unit, electric and gas meters, there are inset led down lighters, central heating radiator and to one side the door provides access to a utility.

Utility

5' 3" x 3' 8" (1.60m x 1.12m)

With ceiling light, extractor fan, tiled floor, worktop with tiled splash back and cupboard beneath together with under counter space for washing machine.

Inner Hallway

With tiled floor, useful storage area beneath the stairs with a frosted pvcu double glazed window, there are inset led down lighters, central heating radiator and from here access can be gained to the following..-

Shower Room

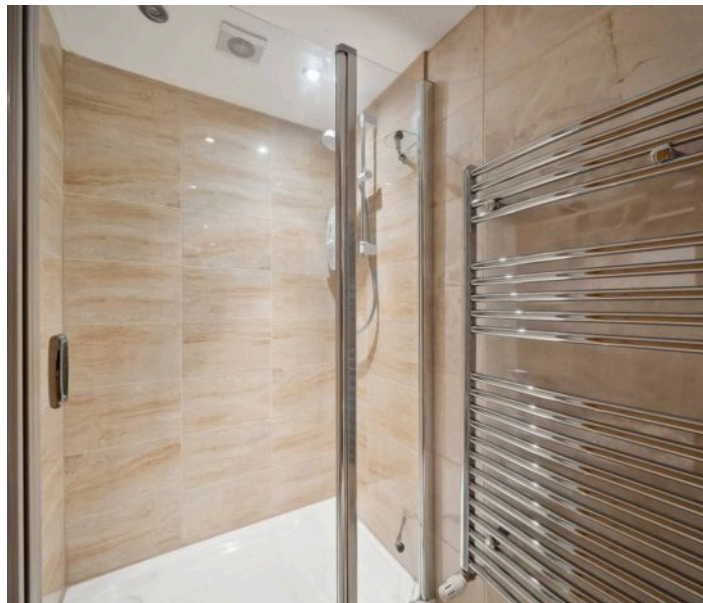
8' 0" x 3' 8" (2.44m x 1.12m)

With inset ceiling down lighters, extractor fan, floor to ceiling tiled walls with a large inset mirror, tiled floor, chrome ladder style heated towel rail and fitted with a suite comprising corner hand wash basin with chrome monobloc tap, low flush and large shower cubicle with glass door and Mira electric shower fitting.

Bedroom Three

16' 4" x 9' 0" (4.98m x 2.74m)

A generous double room with pvcu double glazed window looking out over the rear garden, there are two ceiling lights, central heating radiator and timber door providing access to the rear.





First Floor Landing

With glass panelled balustrade, ceiling light, loft access and from the landing access can be gained to the following..-

Bedroom One

14' 9" x 14' 0" (4.50m x 4.27m)

With pvcu double glazed window, inset ceiling down lighters, chimney breast and central radiator.

Bathroom

8' 7" x 7' 6" (2.62m x 2.29m)

With inset ceiling down lighters, floor to ceiling tiled walls, tiled floor, shaver socket, chrome ladder style heated towel rail, recessed storage area and having a suite comprising tear drop panelled bath with curved shower screen and chrome shower fitting over incorporating fixed shower rose and separate hand spray, pedestal wash basin with chrome waterfall style monobloc tap and low flush WC.

Bedroom Two

16' 4" x 9' 0" (4.98m x 2.74m)

A generous double room with pvcu double glazed window, three wall lights, exposed stone work and central heating radiator.



Garden

To the front of the property there is a small garden area which is boarded by wrought iron railings together with a wrought iron hand gate. To the rear a timber hand gate opens onto a flagged pathway and an area of crushed blue slate. This is an ideal area for sitting out and it should be noted that the property has a pedestrian right of way across this paved pathway which belongs to number 17.

Parking

The property has on street parking



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)

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