

34 Woodside Road,
Beaumont Park HD4 5JR

OFFERS AROUND
£190,000



****MUST BE VIEWED INTERNALLY TO APPRECIATE THE SPACE ON OFFER** PREVIOUSLY TWO HOUSES, THIS QUIRKY AND CHARACTERFUL TWO BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A VERSATILE ATTIC ROOM, GOOD SIZE GARDENS ADJOINING FIELDS AND ON STREET PARKING.**

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE 6'0" x 3'11" max

You enter the property through a upvc door into the welcoming entrance vestibule which has space to remove outdoor clothing and a storage cupboard with shelving. A door opens to the living room.

LIVING ROOM 16'6" x 12'11" max

This good size reception room is beautifully presented and has ample space for living room furniture. The focal points of the room being a fireplace with stone hearth and timber mantle, lovely high ceilings and picture rails. A large window looks out over the front garden, laminate flooring flows underfoot, a door leads back through to the entrance vestibule and an archway leads through to the rear hall.



REAR HALL

The rear hall offers access to the living room, cellar one, side porch, kitchen and a staircase which ascends to the first floor landing.



CELLAR ONE 10'4" x 5'11" max

Stone steps descend to this useful cellar which has light, two rooms and providing space to store extra household items.

SIDE PORCH 20'2" x 2'7" max

Entered from the rear hall is this handy porch which provides ample storage and gives access to the front and rear of the property.

BREAKFAST KITCHEN 14'6" x 7'8" max

Positioned to the rear of the property is the breakfast kitchen which is fitted with a range of wall and base units, contrasting work surfaces with metro tile splashbacks and a stainless steel sink and drainer with mixer tap. There is space for an electric oven with extractor fan over, freestanding fridge freezer and plumbing for a dishwasher and washing machine. A breakfast bar area gives space for informal dining. Laminate flooring flows underfoot and a rear facing window gives a view over the garden, doors lead through to the rear hall and to the second cellar head.



CELLAR TWO 10'7" x 6'0" max

Accessed by bi fold louvre style doors from the kitchen and giving space for a tumble dryer on the cellar head is another cellar ideal for extra storage.

FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the split landing with side window, space for freestanding storage and doors open to two double bedrooms, separate W.C, bathroom and stairs ascend to the attic room.



BEDROOM ONE 13'6" x 11'1" max

A well presented and generous sized double bedroom located to the front of the property with a view of the street through it's window. The room benefits from fitted sliding wardrobes, plenty of space for freestanding furniture and a door leads to the landing.



BEDROOM TWO 14'6" x 7'8" max

Currently used as a home office, this neutrally decorated double bedroom is flooded with natural light through its two rear windows which give a view over the garden and playing fields beyond. There is ample space for furniture and a door leads to the landing.



SEPARATE W.C 5'10" x 2'6" max

Fitted with a low level W.C, an obscure side window, vinyl flooring underfoot and a door leads to the landing.



BATHROOM 7'7" x 7'0" max

The family bathroom is fitted with a white suite comprising of a bath with shower over and curved glass screen, vanity hand wash basin and a towel radiator. The room is fully tiled with contrasting vinyl flooring underfoot, has a front facing window, a useful storage cupboard ideal for towels, bed linen and a door leads through to the landing.



ATTIC BEDROOM 16'3" x 15'3" max

Quarter stairs ascend from the first floor landing to this versatile attic room which could be used as an occasional bedroom or home office if desired. The room has ample space for furniture, under eaves storage, a store cupboard and dual aspect windows provide pleasant far reaching views.





REAR GARDEN

Accessed from the side porch is this good size garden which has a range of spaces to enjoy. A patio area ideal for outdoor dining, raised flowerbeds, a lawn with space for garden furniture and to the end of the garden another lawn separated by a stone wall which adjoins the local playing fields.

****Please note**** The lawn at the end of the garden is rented from Kirklees Council - £64.03 per annum.





EXTERNAL FRONT AND PARKING

You enter through a wrought iron gate to the low maintenance patio which has decorative shale, flowerbeds, mature bushes, space to sit out and for pots/planters if desired. A path leads to the front door and the side porch door.

The property has on street parking.

The vendors currently rent a garage from Kirklees Council which is 100 metres from the property. £107.78 Per annum.





MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND C

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET PARKING

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

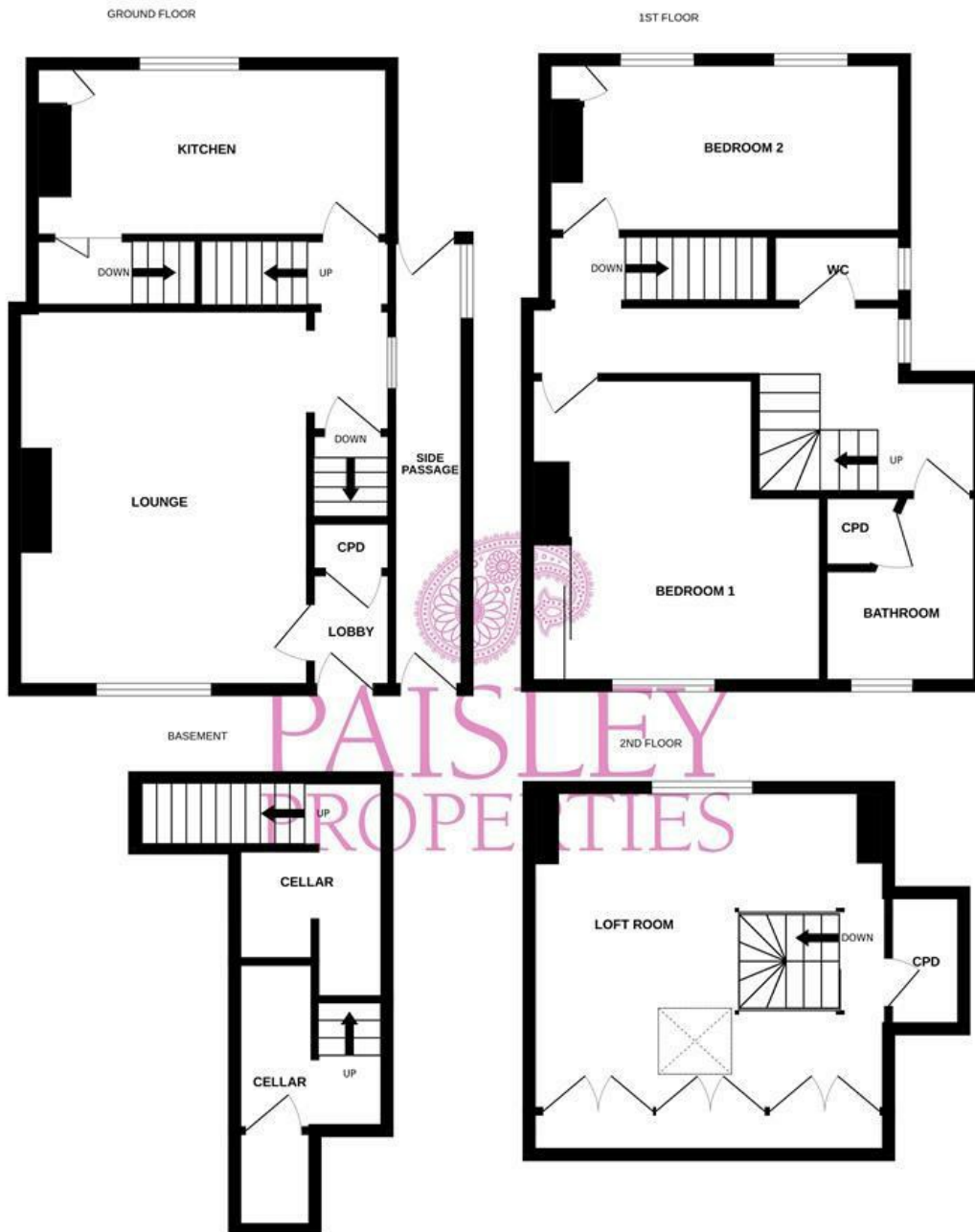
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

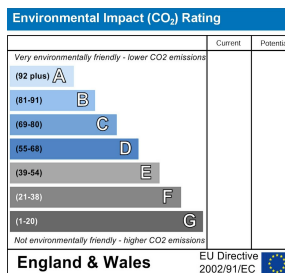
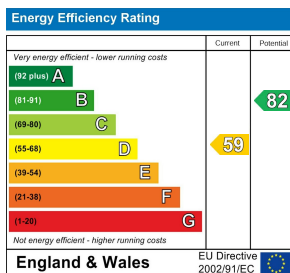
SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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