



104 Woodside Road, Beaumont Park, Huddersfield, HD4 5JW

£350,000

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Set on a well manicured plot, this stone fronted, detached chalet style bungalow is finished in a modern, contemporary style which creates a wonderful proposal for the prospective purchaser.

The property provides spacious, flexible living accommodation over 2 levels which extends to approximately 1,300 sqft and includes 2 reception rooms, 3 bedrooms, generous breakfast kitchen, shower room and bathroom. However, the dining room could also be utilised as a bedroom, subject to requirements. Externally there are landscaped gardens to both the front and rear, together with driveway which provides ample of road parking and a detached single garage. Situated in the sought after location of Beaumont Park, which has good access to local schooling, amenities and villages nearby, as well as access to Huddersfield town centre.

Being of particular interest to the family purchaser or downsizing couple alike, the property provides ready to move into accommodation and requires an early internal inspection to be appreciated.

With accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, breakfast room, shower room and master bedroom. To the first floor there are 2 bedrooms and bathroom.

Energy Rating: D





GROUND FLOOR:

Enter the property via a double glazed external door.

Entrance Hall

With a central heating radiator and a useful understairs storage cupboard.

Bedroom 1

9'4" x 16'3" (2.84m x 4.95m)

Positioned to the rear of the property, fitted with a uPVC double glazed window, central heating radiator and bank of built-in wardrobes which provide hanging, drawer and shelving facilities.

Dining Room/Bedroom 4

12'11" x 11'11" (3.94m x 3.63m)

The focal point of the room is a coal effect, gas fire which is set into a complementary fire surround and hearth. There is a uPVC double glazed window to the front elevation and central heating radiator.

Lounge

13'1" x 12'4" (3.99m x 3.76m)

The main focal point of the room is a remote controlled, gas stove which is set into the chimney breast. There is also a uPVC double glazed bay window to the front, central heating radiator and a dual aspect uPVC double glazed window to the side.

Kitchen

12'6" x 12'9" (3.81m x 3.89m)

Furnished with a range of shaker style wall, drawer and base units. There are laminate work surfaces, central island with granite work surface and concealed electric points, tiled splashbacks and an inset sink with drainer and mixer tap. There is an integral dishwasher, space for an American style fridge freezer, space for a Range style cooker, space for a microwave, kick-board heater, dual aspect double glazed windows, inset ceiling spotlights, central heating radiator and a door which leads up to the first floor. The boiler is also housed here.



Breakfast Area

11'6" x 7'5" (3.51m x 2.26m)

With a set of uPVC double glazed French doors which lead out to the raised decked seating area. There is also a uPVC double glazed window, central heating radiator, base units with granite effect work surfaces and a door gives access to the driveway/garage.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink unit with cupboard beneath and a double shower cubicle with sliding door. There are tiled splashbacks, a uPVC double glazed window to the rear elevation and a heated towel rail.

FIRST FLOOR:

Landing

With useful storage cupboard.

Bedroom 2

11'6" x 13'8" (3.51m x 4.17m)

With a uPVC double glazed window to the rear elevation, central heating radiator and bank of built-in wardrobes which provide shelving and hanging space.

Bedroom 3

12'0" x 7'2" (3.66m x 2.18m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite which comprises of a low flush WC, pedestal wash hand basin and bath with tiled surround and overhead shower with screen. There are tiled splashbacks, a central heating radiator and extractor fan.

OUTSIDE:

Accessed via a gated entrance, a tarmac driveway provides ample off road parking and leads down the side of the property to the rear where there is a detached, single garage. The front gardens comprise of lawned area, mature shrub borders and pebbled seating area. To the rear there is an enclosed private garden which comprises of a raised decked seating area, lawn, drystone walled flowerbed boundaries and circular patio seating area.

Garage

A single detached garage with up and over door.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and continue along this road into Lockwood Road. At the Lockwood Bar traffic lights go straight ahead onto the Meltham Road and then take a right hand fork onto Hanson Lane. Proceed up the road, before taking a right hand turning into Moor End Road and immediately left into Woodside Road. Proceed up the road, where the property can be found on the right hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

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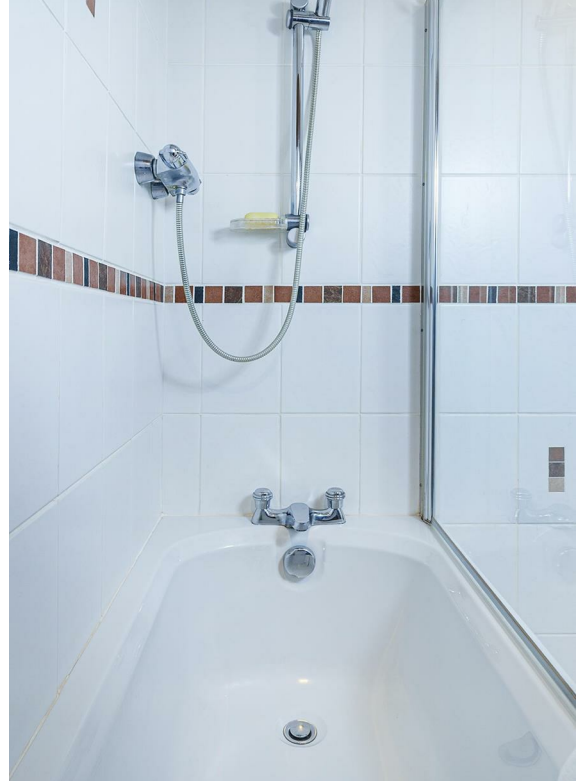
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







Approximate total area⁽¹⁾

1272.1 ft²
118.18 m²

Reduced headroom

39.76 ft²
3.69 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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

