



82 Butternab Road, Beaumont Park, Huddersfield, HD4 7AZ

Asking Price £300,000

bramleys

NO UPPER CHAIN

This deceptively spacious 3 bedroom detached bungalow has parking for a number of cars and gardens to the rear with views towards Castle Hill, Emley Moor and woodland. Having being extended from its original form, this 3 bedroom detached bungalow now provides living accommodation with 3 reception rooms, a guest suite with en-suite shower room, utility room, 2 further bedrooms and a family bathroom. The conservatory opens out onto a patio area where there are views over the woodland and towards Castle Hill. There is a garden running down to an area of orchard with a variety of fruit trees. Internally, the property has a gas fired central heating system and uPVC double glazed windows along with a fitted kitchen, shower room and bathroom. There is a car port with an electric roller door to the front of the property and a driveway leading to ample off road parking. Located in Beaumont Park the property is handily positioned for amenities. An internal viewing is highly recommended.

Energy Rating: D





GROUND FLOOR:

Accessed via a wood and glazed door into:-

Entrance Hall

Having a useful storage cupboard, central heating radiator and 2 light wells providing an abundance of light.

Kitchen

10'10" x 9'0"

Having a comprehensive range of wall and base units with working surfaces over and display cabinets. There is a one and a half bowl stainless steel sink with drainer and mixer taps, integrated NEFF double oven and gas hob along with an extractor fan, space for a fridge and dishwasher, a central heating radiator, useful pantry store cupboard, uPVC double glazed window overlooking the rear garden and tiled walls.

Dining Room

7'10" x 16'7"

Being located next to the kitchen, this room has a central heating radiator, uPVC double glazed window and exposed stone wall with a serving hatch into the kitchen.

Lounge

11'0" x 17'11"

This well proportioned living room has patio doors leading to a conservatory, there is a uPVC double glazed window with views towards Castle Hill and Emley Moor mast. The focal point of the room being the living flame gas fire set within a stone surround and there is a central heating radiator.

Conservatory

8'8" x 18'11"

Having a central heating radiator and being glazed to 3 sides with patio doors leading out onto the rear patio garden and having views over the woodland.

Bedroom 1

11'6" x 10'1"

Having a uPVC double glazed window, central heating radiator and a bank of fitted wardrobes with sliding doors.

Bedroom 3

11'7" x 8'3"

Having a uPVC double glazed window and central heating radiator.

Bathroom

Comprising of a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with shower attachment. The walls are fully tiled, there is a heated towel rail and uPVC double glazed window along with a further central heating radiator.

Bedroom 2

11'1" excluding robes x 7'11"

Having a uPVC double glazed window, central heating radiators and mirrored sliding wardrobes.

En suite Shower Room

Comprising of a 3 piece white suite incorporating low flush WC, pedestal wash basin and shower cubicle with Mira shower. The walls are fully tiled, the floor is tiled, there is a heated towel and a uPVC double glazed window.

Utility Room

5'0" x 8'0"

This useful utility room houses the automatic washing machine and has a central heating radiator, storage space for coats and hanging and houses the boiler.

OUTSIDE:

To the front there is a tarmac driveway which leads to a carport with a roller shutter door. There is parking for a number of cars to the front and the rear garden which is accessed from the utility room or the conservatory has a number of seating areas, a stone boundary wall with flowerbed borders, lawned gardens and a further working garden to the bottom which has views towards Castle Hill and Emley Moor Mast.

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) which then becomes Lockwood Road and at Lockwood Bar traffic lights go straight ahead into Meltham Road, turn right into Hanson Lane and continue along this road which then becomes Beaumont Park Road and continue along this road to its conclusion. Turn left into Butternab Road and the property can be identified by our Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

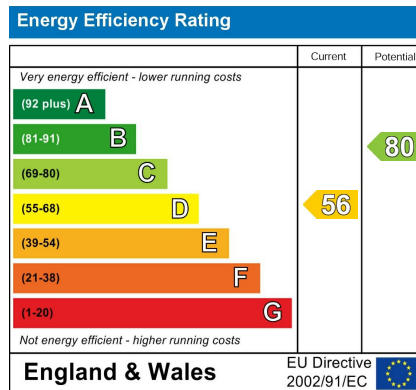
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MORTGAGES:

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.

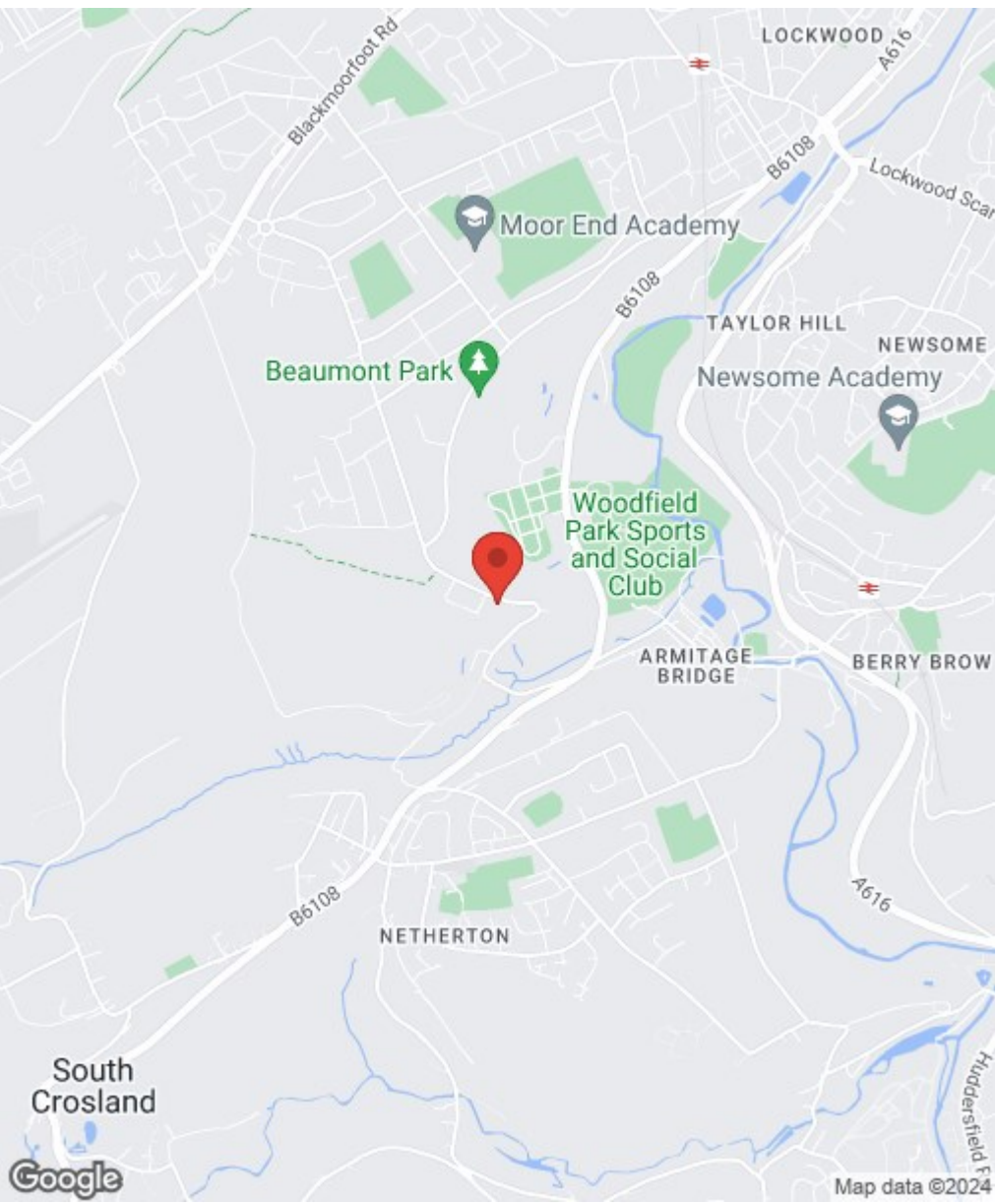
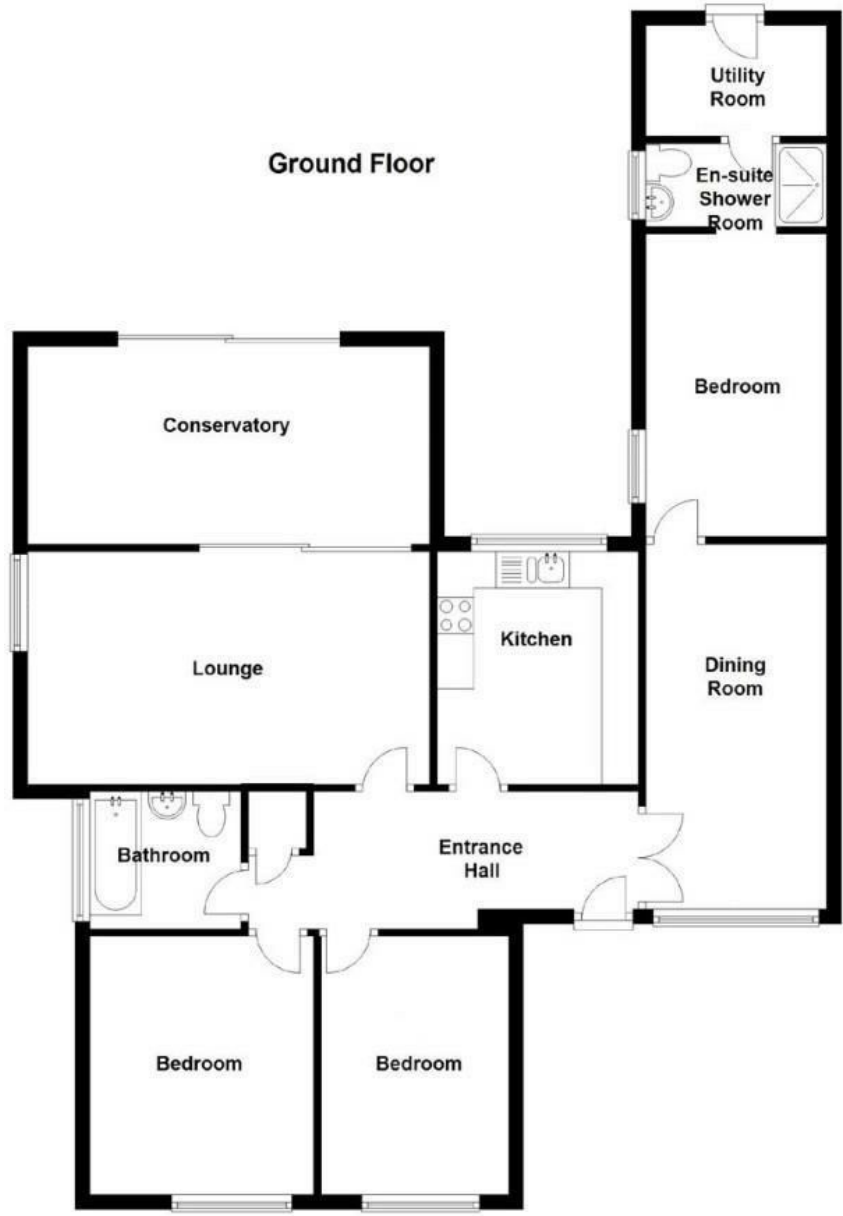
ONLINE CONVEYANCING SERVICES:

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.









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 insitu 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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