Torlea, 3 Butternab Road, Beaumont Park, Huddersfield, HD4 7AH

Asking Price £600,000

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This substantial stone built, 5 bedroom detached property is situated on an outstanding and extensive plot in the popular residential location of Beaumont Park.

Providing stunning far reaching views towards Castle Hill and Emley Moor, the property boasts 5 bedrooms, with en suite facilities to the master bedroom and has been extended from its original form and now provides extensive family sized accommodation, with 4 reception rooms and breakfast kitchen. With gas fired central heating and uPVC double glazing, electric car charging point, CCTV, exterior lighting and under-house storage. The property would make an ideal purchase for those with a young and growing family.

Located approximately 1.5 miles from the town centre and within walking distance of the popular Beaumont Park, an internal inspection is highly recommended to truly appreciate the size, quality and position of this outstanding family home.

Energy Rating: D

GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Vestibule

With tiled flooring and a further access door into the main entrance hall.

Entrance Hall

With a continuation of tiled flooring, a central heating radiator, spindle rail balustrade staircase and an access door to the cloakroom/WC.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC and vanity wash basin with chrome mixer taps and vanity unit beneath. There is a chrome ladder style radiator, uPVC double glazed window and full tiling to the walls and floor.

Lounge

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

Peacefully situated to the rear of the property, with engineered oak flooring, a central heating radiator and a gas and coal effect, living flame fire which is set on to a marble hearth and backdrop with fire surround and mantel. There is also decorative ceiling coving and a uPVC double glazed window to the rear which provides far reaching views.

Sitting Room

Breakfast Kitchen

11'8" x 9'5" (3.56m x 2.87m)

Fitted with a range of matching high gloss wall and base units with quartz work surfaces, a 5 ring Rangemaster gas cooker with in-built oven and grill and integral dishwasher. There is space for an American style fridge freezer, fully tiled floor, inset stainless steel sink with granite drainer and chrome mixer taps, uPVC double glazed windows to both front and side elevations, breakfast bar with quartz worktop and a graphite central heating radiator.

Dining Room

11'8" x 13'10" (3.56m x 4.22m)

A most spacious reception room with engineered oak flooring, a central heating radiator and ceiling coving. An archway leads through to the sun lounge.

Sun Lounge

11'8" x 13'8" (3.56m x 4.17m)

The flooring extends from the dining room into the sun lounge which has full width uPVC double glazed windows to the rear which provide far reaching views. There are bi-fold uPVC double glazed doors which lead directly out on to the rear terrace, 2 Velux windows and sunken LED lighting.

Family Room

19'7" x 10'8" (5.97m x 3.25m)

A most spacious additional reception room, fitted with wood effect laminate flooring, central heating radiator, uPVC double glazed window and an access which gives access to:-

Gym

13'9" x 10'6" (4.19m x 3.20m)

Situated to the rear of the property, with a uPVC double glazed window and French door with access to the rear terrace.

FIRST FLOOR:

Landing

A spindle rail balustrade staircase rises from the half landing to the main landing. With a central heating radiator and in turn leads to:-

Master Bedroom

17'7" x 10'6" (5.36m x 3.20m)

This superb master bedroom is situated to the rear of the property, with dual aspect windows which provide far reaching panoramic views. There is a Juliet balcony with uPVC double glazed French doors and wrought iron rail, central heating radiator, sunken LED lighting and an access door to the en suite shower room.

En suite Shower Room

Being fully tiled to the walls and floor. This room is furnished with a low flush WC, vanity wash bowl with chrome waterfall mixer taps and drawer unit beneath and a fully tiled double width shower cubicle with rainwater head and additional hose. There is a uPVC double glazed window and chrome ladder style radiator.

Bedroom 4/Dressing Room

11'7" x 10'3" (3.53m x 3.12m)

Having sunken low voltage lighting, a central heating radiator, uPVC double glazed window to the front and a door to the master bedrooms en suite. This room could therefore be used as a dressing room to the master bedroom or independent bedroom with Jack and Jill en suite access.

Bedroom 3

13'8" x 11'0" inc wardrobes (4.17m x 3.35m inc wardrobes)

Having a range of fitted furniture including 5 door wardrobes with hanging and shelving facilities, matching drawer units with centre knee hole dressing table, window seat, central heating radiator and a uPVC double glazed window which provides far reaching views to the rear elevation.

Bedroom 2

13'10" x 12'0" (4.22m x 3.66m)

Situated to the rear of the property, with a central heating radiator and uPVC double glazed windows to both side and rear which provide far reaching views.

Bedroom 5

11'9" x 9'10" (3.58m x 3.00m)

Situated to the front of the property, with uPVC double glazed windows to both front and side elevations, together with a central heating radiator.

Bathroom

Being fully tiled to both the floor and walls. This room is furnished with a low flush WC, vanity wash basin with chrome waterfall mixer taps and drawer units beneath, a corner shower cubicle which is fully tiled with a rainwater head and additional hose, together with a deep sunk bath with chrome mixer taps. There is a graphite central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there is a block paved driveway which provides ample off road parking for multiple vehicles, an electric car charging point and is enclosed by timber fencing, stone walling and mature shrubs and trees. To the rear there is an extensive garden predominantly laid to lawn, with a magnificent raised flag terrace with wrought iron balustrade. Steps then descend to the lawned garden, with additional flagged seating area and is fully enclosed by conifer hedging.

ADDITIONAL INFORMATION:

The property also has:-

CCTV / security alarm system.

4 outside electric power sockets.

2 outside water taps.

Under eaves/fascia downward lighting to the front of the house.

Exterior lighting to the rear patio area, fencing and decked steps.

Storage room under the house which is accessed externally.

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. 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. Follow the road to its conclusion, turning right into Butternab Road and the property can be found on the right hand side after a short distance.

TENURE:

Freehold

COUNCIL TAX BAND:

E

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.

Floor -1

Floor 0

Floor 1

Approximate total area(1)

2219.81 ft²

206.23 m²

(1) Excluding balconies and terraces

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

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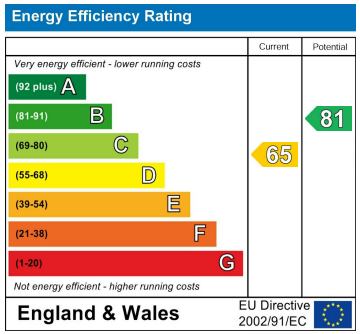
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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