



23 Butterwood Close, Beaumont Park, Huddersfield, HD4 7BJ
Offers Over £285,000

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NO UPPER CHAIN

This 3 bedroom link-detached property enjoys a quiet cul-de-sac location, with pleasant wooded aspect to rear and within walking distance to Beaumont Park. Being offered for sale with NO VENDOR CHAIN this tidy family home has lots of built in storage and is ready to move straight into having been newly carpeted to the first floor and recently decorated. Having uPVC double glazing, gas fired central heating with serviced boiler and accommodation comprising: entrance hall, wc/utility space, fitted kitchen with integrated appliances, spacious lounge diner with laminate flooring and French doors to the private rear garden, conservatory and a versatile room which could be utilised in a variety of different ways such as a home office/play room, gym etc. Outside there are tidy lawned gardens with shrub hedging, driveway providing off road parking and attached garage with internal power and lighting.

Located approximately 1.5 miles from the town centre and within walking distance of the popular Beaumont Park, the property would ideally suit those with a young and growing family.



GROUND FLOOR:

A uPVC entrance door gives access to the entrance hall. To the side of the entrance door is a useful cupboard with external access which houses the meters and provides a handy place for parcel delivery.

Entrance Hall

The entrance hall has laminate flooring, a central heating radiator and a staircase rising to the first floor. The hallway has an under stair store and a built in cloaks cupboard.

WC/Utility

Having a low flush WC and hand wash basin. There is also a central heating radiator, uPVC double glazed window and plumbing for a washing machine/storage underneath the staircase.

Kitchen

9'5" x 8'6" (2.87m x 2.59m)

The kitchen has a range of wall and base units with working surfaces over, tiled splash backs and an inset sink unit. Integrated appliances include an electric oven, gas hob with extractor hood over, integrated microwave, dishwasher and fridge/freezer. There is also a uPVC double glazed window and a central heating radiator.

Lounge

19'10" x 14'11" (6.05m x 4.55m)

This spacious reception room has laminate flooring, wall light points and a fireplace surround with gas fire. The uPVC double glazed windows and glazed door enjoy a pleasant wooded aspect to rear and a set of glazed timber folding doors give access to the conservatory.

Conservatory

12'7" x 6'1" (3.84m x 1.85m)

An additional reception room of uPVC construction, with side opening windows and access to the office.

Office

9'11" x 7'10" (3.02m x 2.39m)

This versatile room could be used in a variety of different ways such as an office, play room, gym etc. Having a uPVC double glazed window, a central heating radiator and internal access into the garage.

FIRST FLOOR:

Landing

The landing has access to the loft via a pull down ladder. We are informed the loft is part boarded.



Bedroom 1

15'3" x 9'8" (4.65m x 2.95m)

A spacious double bedroom with built-in wardrobes, a central heating radiator and a large floor to ceiling uPVC double glazed window which enjoys a wooded aspect to rear.

Bedroom 2

11'8" x 9'10" (3.56m x 3.00m)

Having a central heating radiator, fitted wardrobes and a uPVC double glazed window again enjoying a pleasant wooded aspect to rear.

Bedroom 3

9'8" x 6'9" (2.95m x 2.06m)

A comfortable single room with built-in wardrobes, a central heating radiator and a uPVC double glazed window.

Bathroom

The bathroom is furnished with a 3 piece suite comprising of a bath with shower over and shower screen, vanity wash basin and low flush WC. There is also a uPVC double glazed window.

OUTSIDE:

To the front a driveway provides off road parking and access to the attached garage, together with adjacent lawned garden and mature hedging. To the rear there is a patio seating area with a pleasant wooded outlook.

Garage

17'0" x 8'0" (5.18m x 2.44m)

With internal power, lighting and plumbing.

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 onto Butternab Road and then right onto Butterwood Close.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

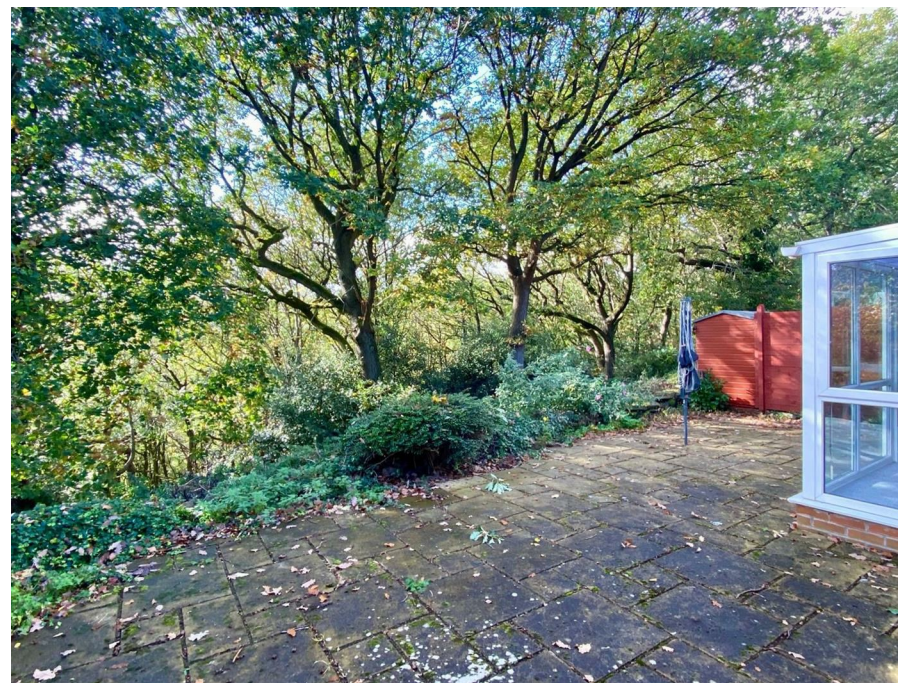
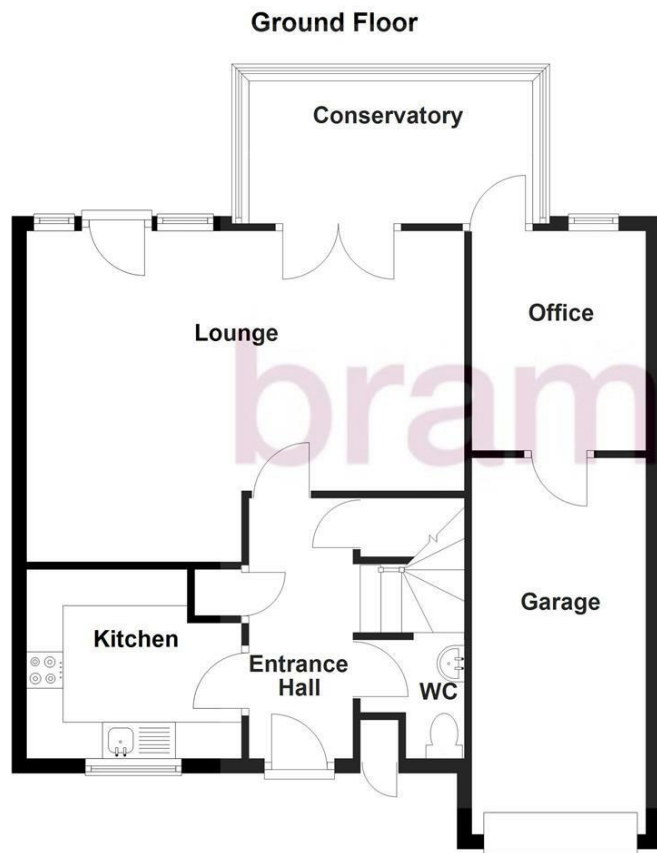
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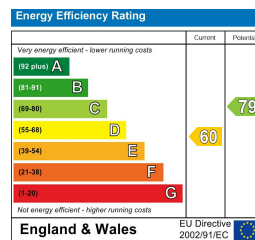
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and 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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