



Beagles Green Butternab Road, Huddersfield, HD4 7AT

Offers Over £600,000

bramleys

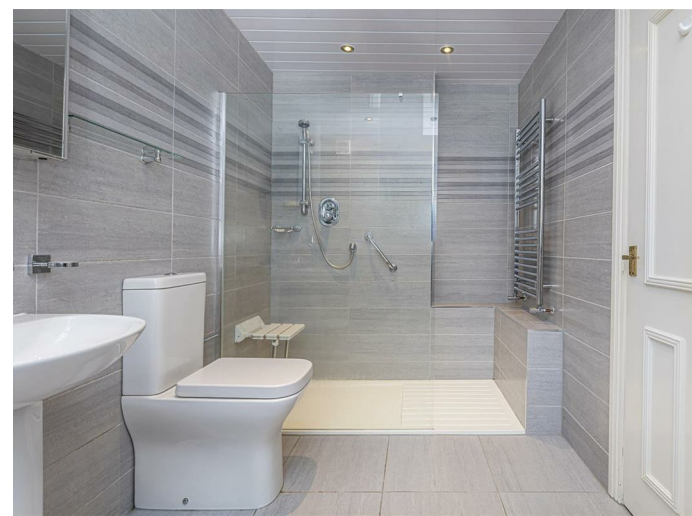
Nestled on the desirable Butternab Road, Beaumont Park in Huddersfield, this remarkable house presents a unique opportunity for families seeking spacious living in a sought-after area. Boasting an impressive layout, the property features four well-proportioned bedrooms and an abundance of living space across two levels, with six reception rooms that offer versatility for both relaxation and entertainment.

The home is thoughtfully designed ensuring comfort and privacy for all family members. Two kitchens provide ample space for culinary creativity, making it ideal for those who enjoy cooking and hosting gatherings. The generous corner plot enhances the property's appeal, offering a large driveway and garage for convenient parking.

Step outside to discover a delightful balcony that provides stunning views, perfect for enjoying a morning coffee or evening sunset. The location is particularly advantageous, with easy access to Huddersfield town centre and the picturesque Beaumont Park on your doorstep, making it an ideal setting for families who appreciate both convenience and nature.

An internal viewing is highly recommended to fully appreciate the position, space, and potential this exceptional property has to offer. Don't miss the chance to make this unique house your family's new home.





GROUND FLOOR:

Enter the property through a full height, barn style entrance door with uPVC double glazed window.

Entrance Hall

With a central heating radiator, spindle rail balustrade staircase and galleried landing above. A door provides access to the understairs storage cupboard.

Lounge/Dining Room

20'4" max x 22'9" max (6.20m max x 6.93m max)

A most spacious open plan reception room which has uPVC double glazed windows to the front, side and rear which provide a flood of natural light. There are 3 central heating radiators, a uPVC double glazed rear door, picture window, and a set of timber and glazed double doors give access into the conservatory.

Kitchen

19'1" x 12'0" (5.82m x 3.66m)

Fitted with a range of matching wall and base units with laminated work surfaces, range of integrated appliances including fridge and freezer, 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher, 1.5 bowl asterite sink unit with mixer taps and side drainer, breakfast bar and 2 central heating radiators. There is also a uPVC double glazed window to the front.

Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC and pedestal wash basin. There is full tiling to the walls, a central heating radiator, uPVC double glazed window and built-in store cupboards.

Conservatory

12'5" x 12'6" (3.78m x 3.81m)

A most spacious conservatory which has uPVC double glazed windows to three sides, 4 central heating radiators and a uPVC double glazed access door which leads to the side decking. This good sized reception room takes full advantage of the wooded outlook.

Study/Sitting Room

21'6" x 11'4" average (6.55m x 3.45m average)

With full width uPVC double glazed windows which overlook the inner terrace. There is also a central heating radiator, electric and pebble effect living flame fire, feature arched access to the breakfast room.

Breakfast Room

13'8" x 9'7" (4.17m x 2.92m)

Peacefully situated to the rear of the property, having uPVC



double glazed windows, sunken pelmet lighting and sliding patio doors which lead into the inner terrace. There is also wood effect laminate flooring and a double glazed roof lantern which provides ample natural light.

Bedroom

18'1" max x 11'10" max (5.51m max x 3.61m max)

With a bank of fitted, full width 8 door wardrobes which provide hanging and shelving facilities. There is a central heating radiator, centre knee hole dressing table and central heating radiator.

En suite Shower Room

Being fully tiled to both the walls and floor. The en suite is furnished with a 3 piece white suite incorporating a low flush WC, vanity wash basin with chrome mixer taps, and walk-in double width shower cubicle with glazed screen. There are 2 chrome central heating radiators/towel rails, a uPVC double glazed window and sunken LED lighting.

Inner Hallway

Accessed from the main entrance hall, the inner vestibule provides access to the bedroom, cloakroom/WC and garage.

Bedroom

7'7" x 7'7" (2.31m x 2.31m)

Having a uPVC double glazed window and central heating radiator. An access door gives access to the cloakroom/WC.

Cloakroom/WC

With a low flush WC, hand wash basin and part tiled walls.

Integral Garage

36'9" x 9'9" (11.20m x 2.97m)

A most spacious tandem garage, with electrically operated roller shutter doors, power/light points, base and wall units with inset sink unit with mixer taps and side drainer, plumbing for a washing machine, rear access door and an opening which leads through to a workshop.

Workshop

14'8" x 7'0" (4.47m x 2.13m)

With power/light points and a uPVC rear access door.

FIRST FLOOR:

Galleried Landing

Separate WC

Being part tiled to the walls and furnished with a 2 piece suite comprising of a low flush WC and pedestal wash basin. There is a central heating radiator and part tiled walls.

Lounge/Dining Room

29'5" x 14'0" max (8.97m x 4.27m max)

A most spacious through lounge/dining room which has a Minster style limestone fire surround and mantel, which houses the gas and coal effect living flame fire. There are uPVC double glazed windows to front and side elevations and wall light points. A set of timber and glazed doors give access to the conservatory.

Conservatory

12'6" x 15'2" (3.81m x 4.62m)

A most unusual feature, the conservatory on the first floor attracts superb far reaching views, with uPVC double glazing to three sides and French doors which give access to a decked balcony. The conservatory is fitted with a central heating radiator and provides views over the adjacent woodland.

Kitchen

11'11" x 7'7" (3.63m x 2.31m)

Fitted with a range of matching wall and base units with laminated work surfaces and part tiled walls. There is a 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, plumbing for a dishwasher, ceramic 1.5 bowl sink unit with mixer taps and side drainer, uPVC double glazed window and central heating radiator.

Inner Landing/Study Area

9'2" x 12'3" average due to shape (2.79m x 3.73m average due to shape)

An unusual shaped space which is fitted with power/light points, a central heating radiator and is utilised by the existing owners as a study area.

Bedroom

17'2" max x 12'2" average (5.23m max x 3.71m average)

Fitted with a range of furniture comprising of 8 door wardrobes which provide hanging and shelving facilities. There is also a central heating radiator, timber and glazed double doors which lead on to the front balcony and an access door to the eaves storage space.

Bedroom

12'2" x 12'2" (3.71m x 3.71m)

Situated to the rear of the property, having a uPVC double glazed window, central heating radiator and eaves storage cupboards.

Bathroom

Being fully tiled to both the walls and floor. The bathroom is furnished with a 4 piece suite comprising a low flush WC, pedestal wash basin, tiled/panelled bath with antique style mixer taps and shower attachment, together with a double width walk-in shower which houses the Mira shower. There is also a central heating radiator, heated towel rail and uPVC double glazed window.

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.

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.

VIEWINGS:
Please call our office to book a viewing on 01484 530361.







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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