Peter David Properties Ltd

Residential Sales and Lettings



10 Butternab Road

Beaumont Park, Huddersfield, HD4 7AR

Offers in the region of £410,000





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Ground Floor -

Entrance Hallway

Enter the property through a composite front door, framed by two glass panels bathing the space with natural light. The seamless wooden floor leads to a downstairs WC, a second reception room, a modern kitchen/diner, the third bedroom, and a sizable storage cupboard for all household essentials.

Ground Floor WC

A useful partially tiled WC featuring a WC and a wash basin. PVCu privacy window to the side aspect.

Second Reception Room

A generously proportioned second reception room featuring a large PVCu window overlooking the well-maintained front lawn. Two additional PVCu windows on the side aspect invite abundant natural light, creating a bright and inviting space.

Kitchen/Diner

Enter the open-plan kitchen/diner, featuring matching wooden wall and base units, tiled splash-backs, laminate work-surfaces, and a 1.5 ceramic sink and drainer. The integrated appliances include a double oven, a grill, an 8-ring gas hob, and an extractor fan. There are two additional spaces for appliances one of which has plumbing for a washing machine. The kitchen boasts tiled-effect linoleum flooring, a practical breakfast bar with seating for six and ample counter space. A composite door opens to the rear garden.

Living Room

A spacious living room, bathed in natural light, complemented by a marble fireplace housing a cozy

gas fire. The room is finished off with a grey carpet, creating a comfortable and inviting atmosphere.

Bedroom Three

A third double bedroom located on the ground floor to the rear of the property with a PVCu window overlooking the rear garden.

First Floor -

Bedroom One

A generously sized double bedroom with fitted wardrobes and a PVCu window to the rear elevation.

Bedroom Two

A second double bedroom with fitted wardrobes and a PVCu dormer window to the front elevation.

House Bathroom

A fully tiled house bathroom comprising of a WC, a wash basin, a bath and a overhead shower with a glass screen. There is a PVCu privacy window to the side aspect.

Exterior

Situated on a generously proportioned plot, this property offers an array of desirable external features, including a large driveway, ensuring ample parking space for residents and guests. Additionally, the house boasts surrounding gardens to three sides, with the rear lawn and patio benefiting from a south-facing orientation. The property also benefits from a large detached garage with a up and over door.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







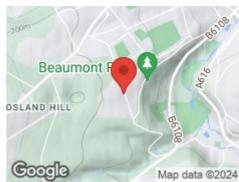


Road Map Noor Park Avalph A'

⊠ Map data ©2024

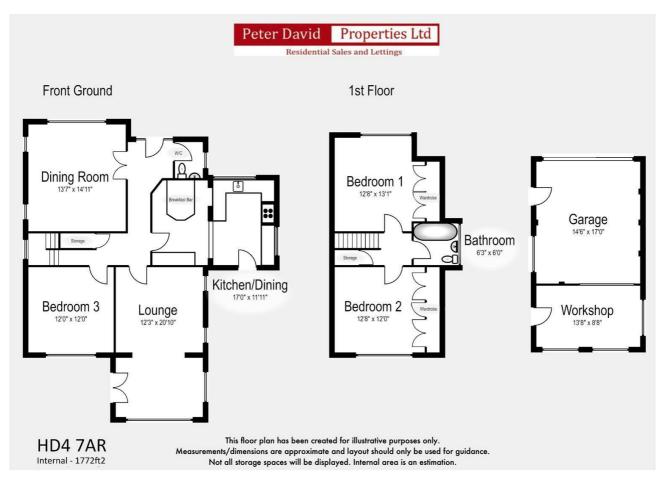
Hybrid Map Beaumont Park

Google logies, The Geolnformation



Terrain Map

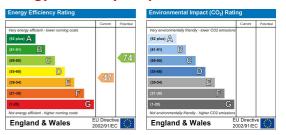
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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