

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.

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