



SHERIDAN  
BAILEY  
PROPERTY

17 Beagle Avenue, Huddersfield, HD4 7AP



A fantastic opportunity to purchase this large extended 5 bed semi- detached property, near to Beaumont Park. This home provides space in spades! A perfect home for daily family living where the family can be together as well as the perfect space for entertaining both inside and outdoors.

Located in a highly sought after area this property comprises, porch, entrance hall, downstairs WC, a large living room with dual aspect windows and equally large open plan kitchen/ dining space with sliding patio doors to raised decking area, utility, playroom (3rd reception room). On the first floor there is a large Master bedroom with ensuite wet room, 2 further double bedrooms and 2 single bedrooms currently used as a dressing room and home office respectively.

Externally the property benefits from a double driveway and mature, well screened gardens both to front and rear. To the rear there is a lawned area and 2 decked patio spaces perfect for summer dining and relaxing

This property has plenty to offer future owners and is not to be missed.

**Asking price £325,000**





### Porch

Steps down from driveway to glass panelled entrance porch, perfect for shoes and cloaks.

### Entrance Hall

Front door leads in entrance hall with staircase off the first floor landing, access to ground floor WC and door to Living Room

### Downstairs WC

Good size downstairs WC comprising low level WC, rectangular wash handbasin on fitted vanity unit with tiled splashback and inset mirror.

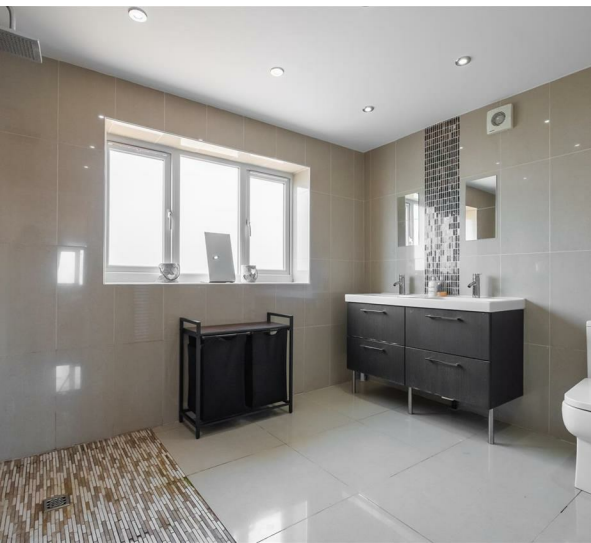
### Living Room

Generously sized Living Room, the ideal sociable and family living space. Large dual aspect windows to both front and rear elevations permit natural light, making this room spacious and airy. Wooden surround fireplace with marble back and hearth with inset electric fire. Space for dining area if required and ample room for sofas and living room furniture. Door off the Kitchen / Dining

### Kitchen / Dining

Another generously sized space where the family can be together. The Kitchen has a range of modern cream hi-gloss wall and base units with laminate wood effect worktops over. Plenty of work preparation space. Integrated appliances include, fridge/freezer, double electric oven and 4 ring electric hob with black extractor over. Window to garden views and ample storage space.

The Kitchen opens into the large dining space that will easily accommodate 8 seater dining table and chairs if required. Large sliding patio doors to the outdoor decking area make this a fabulous space for entertaining and summer BBQ's.. Feature oblong window to the side elevation again allows another bright and airy room. Door off to Utility.



### Utility

Useful Utility with plumbing for washing machine and dryer. Integrated larder fridge freezer and further cupboard storage and worktop space. Door to side elevation. Door off to Playroom / Home Office / Reception Room

### Reception Room

This additional reception room provides the future owners with flexible accommodation options. Currently used as a Playroom, this space can also be utilised as a sitting room or home office. Window to front elevation

### Staircase from hallway to first floor landing

### Master Bedroom Ensuite

Large master bedroom with dual aspect windows to rear and side. The large window to rear has lovely views towards Castle Hill.

The ensuite is a wetroom, fully tiled throughout with rainfall shower, twin wash handbasins with vanity cupboards under, WC. Frosted window to front elevation

### Bedroom 2

Good sized double bedroom with 2 double fitted wardrobes plus a single. Window to front elevation.

### Bedroom 3

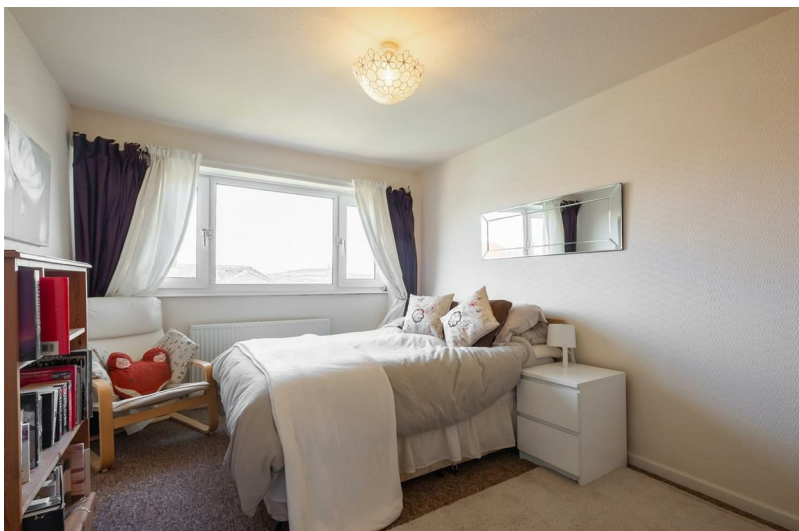
Double bedroom with window to rear and garden views. 2 double fitted wardrobes plus a single.

### Bedroom 4

Single bedroom currently used as a Dressing Room, Window to rear elevation

### Bedroom 5 / Home Office

Single bedroom currently used as Home Office, window to front elevation







### Bathroom

House bathroom, fully tiled and comprising, bath with shower over and glass shower screen, low level WC, wash handbasin with vanity unit, heated chrome towel rail and inset spots.

### Exterior

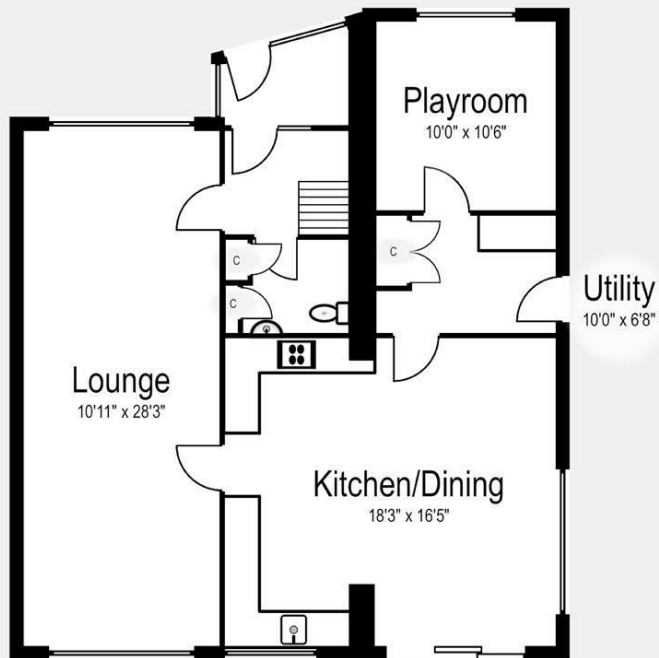
The property is located on a quiet road of similar properties and benefits from a double driveway. Steps down from driveway lead to side access to the rear garden or towards the front door. The front gardens are well screened from the road with mature trees and shrubs.

The rear garden and patio areas offer a great space and again are well screened for privacy. The decked area outside the internal dining area is perfect outdoor dining space with plenty of room for outdoor dining furniture and BBQ. Steps down lead to a good size lawned area, and a further decked area, perfect for sitting and catching the evening sun!

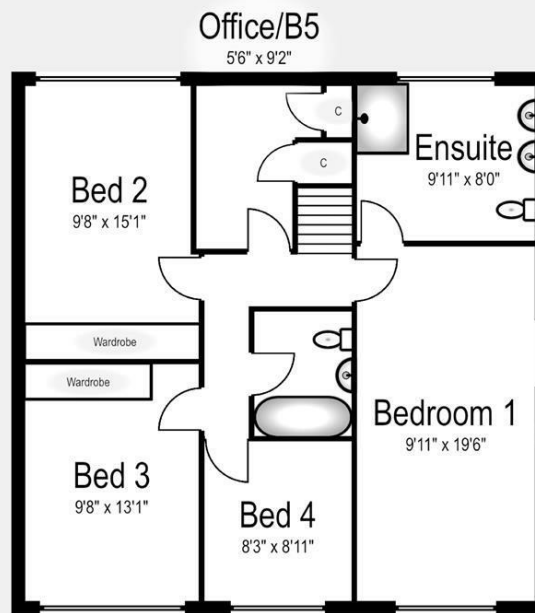




## Front Ground



## 1st Floor



HD4 7AP  
Internal - 1686ft<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 73      | 81                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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