



**Beaumont Street, Longwood Huddersfield HD3 4RE**

**welcome to**

**Beaumont Street, Longwood Huddersfield**

Located in highly sought-after Longwood, close to M62 networks and schools, this spacious home with beautiful garden space has its original features and would make the perfect family home. With scope for redecoration if desired and two reception rooms, this home is ideal for those upsizing.



## **Ground Floor Entrance Hall**

Front door leading to a good sized hallway with carpeted flooring and warmed by a central heating radiator. There is an integrated cupboard, central heating radiator and stairs to the first floor plus cellar.

## **Lounge**

15' 2" x 12' 2" ( 4.62m x 3.71m )

Spacious reception room with coved ceiling, carpeted flooring and warmed by a gas fire plus two central heating radiators. Double glazed window overlooks the front.

## **Dining Room**

15' 2" x 12' 11" ( 4.62m x 3.94m )

Second dining room with space for dining table and chairs. Warmed by a gas fire with tiled fireplace plus a central heating radiator. Double glazed window overlooks the rear.

## **Kitchen**

5' x 11' 6" ( 1.52m x 3.51m )

Fitted with integrated wall cupboards. Space for cooker and fridge freezer. Sink unit with drainer. Laminate flooring and a double glazed window to the rear.

## **First Floor Landing**

Stairs to second floor. Doors to bedrooms and bathroom. Double glazed window to the side.

## **Bedroom One**

15' 2" x 9' 3" to wardrobes ( 4.62m x 2.82m to wardrobes )

Superb sized double bedroom with full length fitted wardrobes and overhead cupboards. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## **Bedroom Two**

12' 4" x 15' 2" ( 3.76m x 4.62m )

Second spacious double bedroom having carpeted flooring and warmed by a central heating radiator.

Double glazed window overlooks the rear with views to Castle Hill.

## **Bedroom Three**

6' 8" x 8' 11" ( 2.03m x 2.72m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## **Bathroom**

Corner shower cubicle, low flush WC and wash hand basin. Integrated cupboard housing water cylinder. Laminate flooring, tiled walls and a double glazed window to the rear.

## **Second Floor**

### **Bedroom Four/attic**

12' 5" x 18' 5" ( 3.78m x 5.61m )

Additional spacious room with integrated wardrobes and eaves storage. Original fireplace, carpeted flooring and a skylight plus window to the side.

## **Cellar**

Space for washing machine and fridge freezer, two pantry rooms and sink unit. Door to the front.

## **External**

To the front is an enclosed lawned garden with wall and shrubbery with steps to the front door.

To the rear is a good sized lawned garden been privately enclosed by hedging plus sheds.

## **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Beaumont Street, Longwood Huddersfield

- Spacious & Characterful Stone Built Terrace
- Situated In A Highly Sought After Location Close To M62 Networks
- Original Feature Plus Scope For Cosmetic Improvements
- Fabulous Sized Garden Space
- No Onward Chain

Tenure: Freehold EPC Rating: E

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116093 - 0005

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