



Beaumont Street, Longwood, Huddersfield HD3 4RE



welcome to

Beaumont Street, Longwood Huddersfield

No Onward Chain - 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.



view this property online williamhbrown.co.uk/Property/HDF116093



welcome to

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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HDF116093



Property Ref:
HDF116093 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williambrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williambrown.co.uk