



**Woodside Road, Beaumont Park, Huddersfield HD4 5JR**

**welcome to**

**Woodside Road, Beaumont Park Huddersfield**

LOOKING FOR A SELF CONTAINED ANNEX WITH AN AFFORDABLE FAMILY HOME IN A REALLY GOOD LOCATION? Look no further! This is a MUST VIEW property to fully understand the flexibility of accommodation on offer. It will suit families of all ages and those working from home who need separate space.



## Ground Floor

### Lounge

14' 3" x 14' 5" ( 4.34m x 4.39m )

Spacious reception room warmed by a central heating radiator. With laminate flooring, fireplace and a double glazed window to the front.

### Kitchen

15' x 15' 8" ( 4.57m x 4.78m )

Superb sized kitchen diner fitted with a range of base and wall units in navy. Space for cooker, washing machine and fridge freezer. Stone fireplace with log burner. With carpeted flooring, double glazed window to rear plus door to hallway with stairs to lower ground floor.

## Lower Ground Floor

### Lounge

15' 1" x 14' 5" ( 4.60m x 4.39m )

Superb sized lower ground living room with gas fire, laminate flooring and a double glazed window to the front. The room has access to storage and kitchen.

### Kitchen

7' 6" x 7' 3" ( 2.29m x 2.21m )

Fitted with a range of base and wall units with tiled splashbacks. Space for fridge freezer. Integrated gas hob. With laminate flooring, door to rear and window to the side.

## Bedroom Four

13' 6" x 7' 10" ( 4.11m x 2.39m )

Spacious double bedroom with integrated storage and a double glazed window to the front.

## Shower Room

8' 6" x 2' 11" ( 2.59m x 0.89m )

Comprising corner shower cubicle, low flush WC and vanity sink unit with mixer tap. Tiled walls and flooring plus ceiling spotlights.

## First Floor Landing

With carpeted flooring and warmed by a central heating radiator.

## Bedroom One

11' 8" x 14' 5" ( 3.56m x 4.39m )

Spacious double bedroom with real wood flooring. Double glazed window overlooks the front.

## Bedroom Two

10' 9" x 10' 11" ( 3.28m x 3.33m )

Good sized bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the rear with field views.

## Bedroom Three

11' 4" x 6' 6" ( 3.45m x 1.98m )

Third good sized bedroom with laminate flooring and warmed by a central heating radiator. Double glazed window overlooks the front with views.

## Bathroom

Bathroom suite comprising bath with shower over and a vanity sink unit with mixer tap. Laminate flooring and tiled walls.

## Separate Wc

Separate WC, laminate flooring and window to the side.

## External

To the front of the property is a paved driveway enclosed by stone wall. The rear of the property has a sizeable space with patio and turf, sheds plus wonderful field views.



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## Woodside Road, Beaumont Park Huddersfield

- Self contained Granny Annex
- Highly Regarded Location In Beaumont Park
- Will Suit Families Of All Ages & Home Workers
- Private gardens with field views.

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF112018 - 0004

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