



Butternab Road, Beaumont Park, Huddersfield HD4 7AR

welcome to

Butternab Road, Beaumont Park Huddersfield

A rare opportunity to purchase a high-spec home within walking distance of Beaumont Park, gated and secure with ample off-road parking, a garage, three reception rooms and an extended kitchen overlooking a private, enclosed rear garden. If space is what you are looking for, this is your new home!



Ground Floor

Entrance Hall

Front door leading to hallway with tiled flooring, central heating radiator and door to understairs storage. Stairs lead to the first floor.

Living Room

11' 10" x 11' 5" Plus Bay (3.61m x 3.48m Plus Bay)
Spacious reception room with carpeted flooring and warmed by a central heating radiator. Double glazed bay window overlooks the front.

Dining Room

12' x 16' 11" (3.66m x 5.16m)
Superb sized dining room with integrated window seating areas, carpeted flooring and four frosted windows to the side. Double glazed bi-fold doors open to the rear garden. The room is warmed by a central heating radiator and has ceiling downlights.

Kitchen

17' 5" x 22' 2" (5.31m x 6.76m)
WOW! What a fantastic kitchen diner. This is the place to be. Fitted with a full range of base and wall units plus central Island unit. With integrated electric oven, steamer and dishwasher. Gas hob with extractor over and sink unit with spray tap. With part tiled walls and tiled flooring, ceiling spotlights and downlights plus two central heating radiators and space for dining table and chairs. The room has two skylights and two double glazed French doors which open to the rear garden.

Utility Room

8' 9" x 4' 9" (2.67m x 1.45m)
Perfect laundry room with fitted base units. Space for under counter washing machine and space for dryer. There is also space for an American style fridge freezer. With sink unit, central heating radiator and vinyl flooring. Double glazed window overlooks the side.

Wc

With marble effect tiled flooring, wash hand basin with mixer tap and low flush WC and a central heating radiator.

First Floor Landing

With carpeted flooring and loft access.

Bedroom One

12' 7" plus doorway x 11' 11" (3.84m plus doorway x 3.63m)
Superbly spacious double bedroom with mirror fronted fitted wardrobes, carpeted flooring and two double glazed windows to the rear. Door to ensuite.

Ensuite

Ensuite shower room with double walk-in shower cubicle and waterfall tap, low flush WC and wash hand basin. Tiled walls, ceiling downlights, extractor and window to the side.

Bedroom Two

11' 4" x 12' max into recess (3.45m x 3.66m max into recess)
Spacious double bedroom with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

12' 5" x 11' 9" (3.78m x 3.58m)
Third spacious double bedroom with integrated wardrobes and overhead cupboards. With carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Four

11' 6" x 10' 9" to chimney breast (3.51m x 3.28m to chimney breast)
Spacious double bedroom with integrated wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front with views.

Bedroom Five

9' 9" max x 7' 11" max (2.97m max x 2.41m max)
Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front with views to Castle Hill.

Bathroom

Modern bathroom suite comprising bath with shower over, low flush WC and vanity sink unit. Heated towel warmer/radiator, ceiling spotlights, tiled floor and a double glazed window to the rear.

External

To the front of the property is a tarmac driveway enclosed by fencing with raised lawned garden and access to an integral garage.

To the rear is a good sized South facing garden with decked seating areas, space for hot tub and BBQ area being privately enclosed by fencing.



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welcome to

Butternab Road, Beaumont Park Huddersfield

- Ideal For The Growing Family - Close To Schools & Beaumont Park
- Stunning & Spacious Throughout - Newly Renovated & High Specification
- Gated & Secure Entry System
- Three Reception Rooms Including A Separate Utility Room
- Private, Enclosed Rear Garden & Garage Space
- Far Reaching Views Of Castle Hill

Tenure: Freehold EPC Rating: C

offers in the region of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF116503 - 0003

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