

Woodside Road, Beaumont Park, Huddersfield HD4 5JR

welcome to

Woodside Road, Beaumont Park Huddersfield

This immaculately presented and newly decorated home is ideal for those looking to upsize or settle down in a peaceful yet convenient location, within walking distance of Beaumont Park and close to local amenities, schools and pubic transport links. With an enclosed rear garden space.

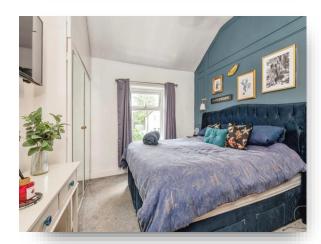












Ground Floor Entrance

Front door leading to hallway with carpeted flooring and warmed by a central heating radiator.

Lounge

13' 11" x 13' 10" into recess (4.24m x 4.22m into recess) Spacious reception room warmed by two central heating radiator. With feature chimney breast, carpeted flooring and a window to the front.

Kitchen

17' 2" x 7' 10" (5.23m x 2.39m)

Superbly spacious kitchen fitted with a range of white fronted base and wall units with contemporary work surfaces and tiled splashbacks. With under cabinet lighting. Space for range style cooker, American style fridge freezer and washing machine. There is an integrated dishwasher. Vinyl flooring, central heating radiator and two double glazed windows to the rear.

Cellar

Plenty of storage space.

First Floor Landing

With carpeted flooring, integrated cupboards and a loft hatch.

Bedroom One

10' 4" to chimney x 12' 11" (3.15m to chimney x 3.94m) Spacious double bedroom with two integrated wardrobes, carpeted flooring and a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

8' 10" x 11' 2" max (2.69m x 3.40m max) Second spacious double bedroom with carpeted flooring and a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

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

Bathroom

Bathroom suite comprising bath with shower over and glass shower screen, low flush WC and wash hand basin. Vinyl flooring, extractor, heated towel warmer/radiator and a double glazed window to the rear.

External

Externally, the property has a well-maintained lawned garden to the front and an enclosed garden to the rear with raised decking, lawn and a patio seating area. Parking is freely available on the road just outside.





welcome to

Woodside Road, Beaumont Park Huddersfield

- Immaculately Presented Throughout
- Close To Beaumont Park, Schools and Amenities
- **Highly Sought After Location**
- Peaceful Yet Conveniently Placed
- Ideal For Those Upsizing
- Gardens Front and Rear
- **Spacious Rooms**

Tenure: Freehold EPC Rating: D

offers in the region of

£190,000







Reaumont Park RA Woodside Rd **Google** Map data @2024 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116855



Property Ref: HDF116855 - 0004 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 quidance 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.





01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk

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