



64a Beaumont Park Road
Huddersfield | West Yorkshire | HD4 5JH

FINE & COUNTRY

STEP INSIDE

64a Beaumont Park Road

INTRODUCTION

Situated in the highly sought-after Beaumont Park area of Huddersfield, this immaculate four-bedroom detached family home offers the perfect combination of elegance, space, and modern convenience. Thoughtfully designed for contemporary living, the property boasts an impressive layout, catering to both family life and entertaining with ease.

Designed for refined living, Barlbro House boasts four en-suite bedrooms, ensuring privacy and comfort for every family member.

The accommodation impresses with four exceptional reception rooms, including a sitting room with an elevated south facing balcony terrace, a ground floor garden room with French doors leading out to the rear garden and a sun lounge with a balcony terrace. A formal dining room adds a touch of elegance, perfect for entertaining guests, while the spacious dining kitchen is superbly appointed, catering to both functionality and style.

Step outside to discover a large enclosed landscaped garden which offers a lawned garden, with wildlife pond and numerous paved patio areas. The garden is a wonderful asset to the property and offers a serene escape designed for relaxation and outdoor gatherings. For those in need of extensive parking and storage, the property offers a double integral garage, a double detached garage, and a gated driveway, providing ample parking space for several vehicles.

This exceptional home delivers the ultimate in comfort, convenience, and sophistication—an absolute must-see for discerning buyers.

STEP INSIDE

Featuring timber flooring, the entrance hall offers seamless access to multiple key areas of the home. To the right, there is a door leading to the formal dining room, a refined setting perfect for hosting intimate dinners or grand gatherings and features fully glazed patio doors leading to a paved patio area at the front of the property, blending alfresco dining when entertaining.

To the left, there is the dining kitchen, blending functionality with style and including integrated appliances. This is an ideal space for culinary creativity and socializing alike. Featuring a balcony patio with an automated sun canopy, again merging outdoor entertaining and dining with the facilities in the kitchen. There is also internal access into the integrated garage from the kitchen.

The sun lounge/home office offers versatility to suit your lifestyle, whether as a tranquil retreat bathed in natural light or a dynamic workspace designed for productivity. There are French doors leading out to a balcony terrace.

Positioned on the lower ground floor, the charming garden room offers a

seamless transition between indoor and outdoor living. With French doors opening directly onto the rear garden, natural light floods the space, creating a bright and airy atmosphere perfect for relaxation or entertaining.

Elegantly finished with tiled flooring, this versatile room combines style with practicality, making it an ideal setting for year-round enjoyment. Whether used as a tranquil retreat, a creative workspace, or an additional entertaining area, the garden room adapts effortlessly to your lifestyle.

Adding further convenience, this space benefits from a generous amount of storage, ensuring a clutter-free environment while keeping essentials close at hand.

A delightful feature of the home, this garden room invites you to embrace the beauty of the surrounding landscape while enjoying the comfort and privacy of indoor living.

Positioned on the first floor, the beautifully appointed lounge offers a elevated outlook over the landscaped garden. Bathed in natural light, the space is thoughtfully designed to maximise its picturesque setting, creating a serene and inviting atmosphere.

The lounge extends effortlessly to a balcony terrace, providing the perfect spot to relax and take in the surrounding scenery.

Located on the second floor, this property boasts three well-appointed bedrooms, each designed with comfort and practicality in mind.

Generously proportioned, each bedroom benefits from its own private en-suite shower room, ensuring convenience and privacy for residents or guests alike. Thoughtfully designed, these en-suites are finished to a high standard, featuring modern fixtures and fittings.

Located on the third floor, the main bedroom offers an elevated retreat designed for both style and comfort. Spacious and elegantly appointed, it provides the perfect sanctuary within this exceptional home.

Featuring fitted wardrobes and a complementary dressing table, the room combines practicality with sleek, contemporary design, offering ample storage while maintaining a refined aesthetic. A beautifully finished en-suite shower room ensures convenience and privacy, enhancing the sense of indulgence.

There are French doors, opening to a charming Juliet balcony. This delightful feature invites natural light to pour in while providing an idyllic vantage point to admire the surroundings, adding an airy, sophisticated feel to the space.



















STEP OUTSIDE

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Surrounding the property with lush greenery and exquisite landscaping, this beautifully maintained garden offers a serene and secluded retreat. Fully enclosed for privacy and tranquillity, the outdoor space has been thoughtfully designed to provide a perfect blend of landscaped elegance and natural charm.

At the heart of the garden lies a manicured lawn, complemented by a wildlife pond, creating a picturesque setting that attracts local birds and wildlife. The garden has been meticulously landscaped with colourful raised borders, enhancing its visual appeal and offering seasonal blooms throughout the year.

For entertaining and relaxation, the property boasts several paved patio areas, positioned at both the front and rear of the home, providing ample space for outdoor gatherings. Balcony terraces extend from the sun lounge and sitting room, offering elevated vantage points to enjoy the scenic surroundings, while paved patios from the garden room and formal dining room provide additional private outdoor spaces. A delightful dining terrace adjoins the dining kitchen, making al fresco dining a pleasure in the warmer months.

Encased by mature trees and hedges, this stunning outdoor retreat ensures a sense of peace and seclusion, making it a true sanctuary in an exceptional location.

This property offers exceptional parking facilities. The automated gated driveway provides ample space for several vehicles, ensuring safe and private access. Equipped with telecom entry, the system enhances security while offering effortless control for residents and guests alike.

For additional vehicle storage, the property boasts both an integrated double garage and a detached double garage, each fitted with automated electric doors for ease of use. Whether accommodating family vehicles, storage, or workspace needs, these garages provide practical solutions without compromising style and security.

ADDITIONAL INFORMATION

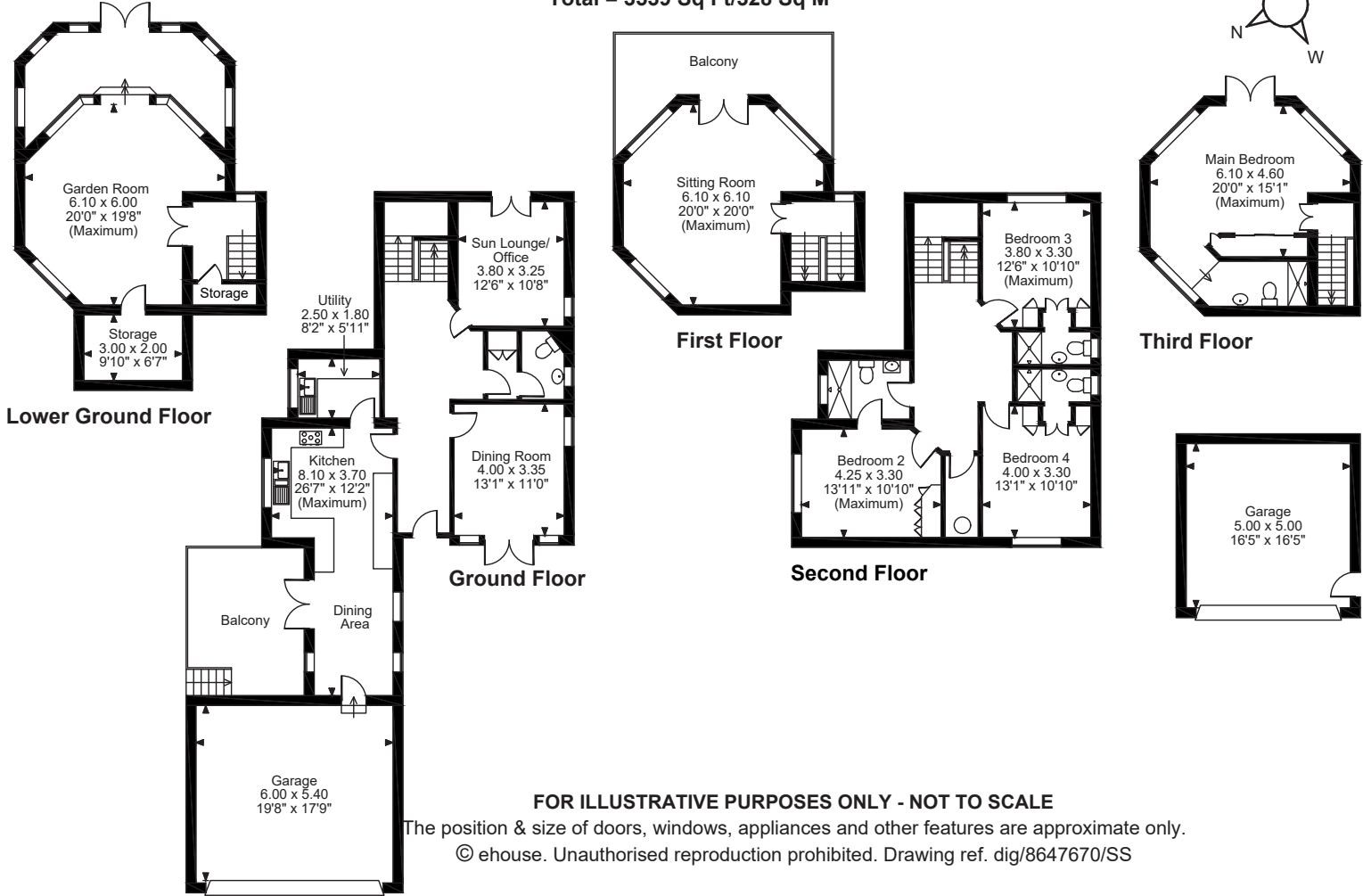
The property is within Kirklees Council with a council tax band G and EPC rating C. The property has under floor heating throughout and is connected to mains gas, mains water and sewerage.

Please note – during conveyancing there will be a slight change to the boundary to access the property. Further information will be provided while viewing the property.



OIEO £700,000

Beaumont Park Road, Huddersfield
Approximate Gross Internal Area
Main House = 2921 Sq Ft/271 Sq M
Garage = 618 Sq Ft/57 Sq M
Total = 3539 Sq Ft/328 Sq M



Score	Energy rating	Current	Potential
12+	A		
11-91	B		82 B
19-80	C	78 C	
15-68	D		
19-54	E		
11-38	F		
-20	G		

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