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01484 508000



**Beaumont Park Road, Beaumont Park
Huddersfield,**

Offers over £625,000

MARTIN THORNTON PLATINUM

This five-bedroomed detached family home stands centrally within a large level south-facing plot overlooking Beaumont Park. The property is located in this well-regarded area, surrounded by other sizeable, detached properties. Whilst already a good-sized family home, the size of the gardens offers the potential to increase the accommodation as many of the surrounding homes have done. The accommodation comprises an entrance vestibule and hallway, large living room, sitting room, large dining kitchen, three ground floor bedrooms (one with an en suite) and a high specification house bathroom. There are two staircases and two further first floor double bedrooms (one with en suite toilet and the other with an adjoining bathroom). There is a gas-fired central heating system, uPVC double glazing and a security system. Externally, there are good-sized lawned gardens to the front and rear. Rear vehicular access is gained off Woodside Road and the property has a double garage.

Beaumont Park Road, Beaumont Park
Huddersfield,

Floorplan



All measurements are approximate and for display purposes only

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Details



Entrance Vestibule

A composite external door with an opaque glazed panel gives access to the entrance vestibule. There is Lincrusta-style wallpaper along with a picture rail, a tiled floor with an inset mat well and a beautiful timber and glazed leaded door with panels and an over light providing into the hallway.

Hallway

The wide entrance hallway gives access to the ground floor reception rooms and bedrooms. It has a high ceiling with deep cornice coving, a picture rail and of particular note is the detailed internal joinery including door architraves and skirting boards along with feature flooring. At the end of the hallway is a good-sized walk-in store cupboard and this has a uPVC window, a radiator and houses the boiler for the central heating system.

Lounge



This reception room is positioned at the front of the property and enjoys a pleasant dual aspect with a semi-circular bay with uPVC glazing overlooking the garden along with a side uPVC window. There is a timber fire surround with decorative inlay and tiling, home to a living flame effect gas fire. The ceiling has decorative plasterwork and deep cornice coving along with a display shelf/plate rail and two radiators.

Sitting Room



This second good-sized reception room is also positioned at the front of the property and has a large walk-in bay with uPVC glazing and exposed stonework. There is a timber fire

surround with a raised hearth, home to a living flame effect gas fire. The ceiling has decorative plasterwork and deep cornice coving along with a display shelf/plate rail and two radiators.

Dining Room

This room has a continuation of the flooring from the hallway and can accommodate a good-sized formal dining suite as well as other furniture. There are uPVC side windows, provision for a wall-mounted TV and this room leads to the adjoining open plan kitchen.

Kitchen

The kitchen is positioned at the rear of the property and has wall cupboards and base units, working surfaces with tiled surrounds and a one-and-a-half bowl stainless steel sink. There are glazed display cabinets with built-in wine racks, space for a range-style cooker and plumbing for an automatic washer and dishwasher.

Entrance Lobby

The lobby has a composite side door and a staircase rising to one of the first floor bedrooms.

Bedroom One



This large double bedroom is positioned at the rear of the property and is light and bright with a dual aspect. There are twin rear uPVC windows with decorative timber joinery and a large side bay window overlooking the garden. This bedroom is the largest in terms of floor space and has a bank of sliding door wardrobes, the central two with a mirror finish. There is deep cornice coving along with a picture rail and two radiators.

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Bedroom Two



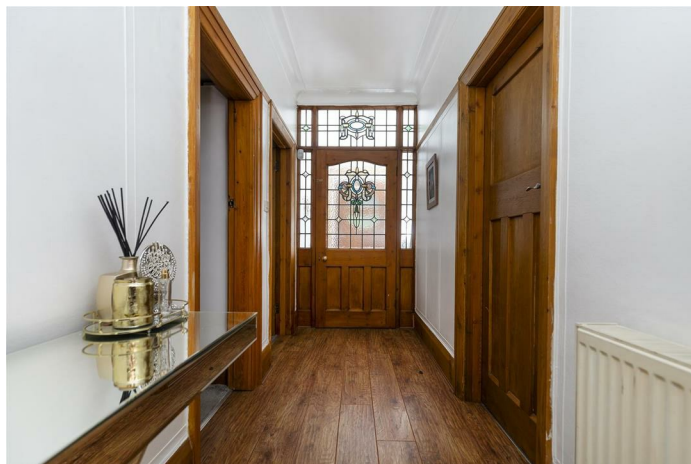
This good-sized double bedroom is positioned at the rear of the property and has a side uPVC window. There is a built-in wardrobe along with cornice coving, a picture rail and a radiator.

House Bathroom



The stylish bathroom is a good size and has a four-piece suite. There is a double-ended bath, a low-level WC with a concealed cistern, a vanity unit with a sunken rectangular sink and storage beneath and a double shower cubicle with tiled interior, an overhead circular waterfall-style shower fitting and a hand-held shower attachment. There is wall and floor tiling along with downlighting, an extractor fan, an exposed beam and an upright ladder-style radiator.

Inner Hallway



From the hallway, an inner hallway has a rear uPVC window and a second staircase rising to the additional first floor bedroom.

Bedroom Three



This double bedroom is positioned at the front of the property and has uPVC French doors with matching screens on either side. The room can accommodate a good amount of fitted or freestanding furniture and there is access to storage beneath the staircase. There is a radiator and access to an en suite.

En Suite



The bathroom has a three-piece suite comprising a panelled bath with a hand-held shower attachment, a pedestal wash

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basin and a low-level WC. There is three-quarter height tiling to the walls, floor tiling, a uPVC rear window, an extractor fan and a radiator.

Bedroom Four



From the inner hallway, a staircase rises up to bedroom four. This is a double bedroom with a uPVC window overlooking the front garden. There are built-in sliding door wardrobes, a useful store cupboard, a radiator and access to an en suite toilet.

En Suite Toilet



This has a two-piece suite comprising a pedestal hand basin and a low-level WC. There is three-quarter height tiling to the walls, floor tiling and a radiator.

Bedroom Five



From the side lobby, a staircase rises to the other first floor bedroom. This double bedroom has built-in wardrobes, a side uPVC window and a radiator.

Bathroom



Accessed off the landing is a separate bathroom which serves as an en suite to this bedroom. The room has a shorter bath, a pedestal hand basin and a low-level WC. There is a panelling and tiling around the bath area along with an extractor fan, a side uPVC window and a radiator.

External Details



Enjoying a southerly aspect to the front, the property stands within a sizeable level plot. The front of the property looks out onto Beaumont Park, there is stone perimeter walling and hedging with a sturdy timber gate. There is a gravelled pathway, a lawned level garden and a pond. The garden has external lighting. Rear vehicular access is gained off Woodside Road. With twin timber gates, the larger rear garden is lawned and level. Buyers may wish to look at further extensions of the property or extra garaging, although there is a good-sized detached garage.

Double Garage



This is a tandem-style double garage (1 car behind the other) with a side personal door. There is power, lighting and an automatic roller-over door.

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Directions

