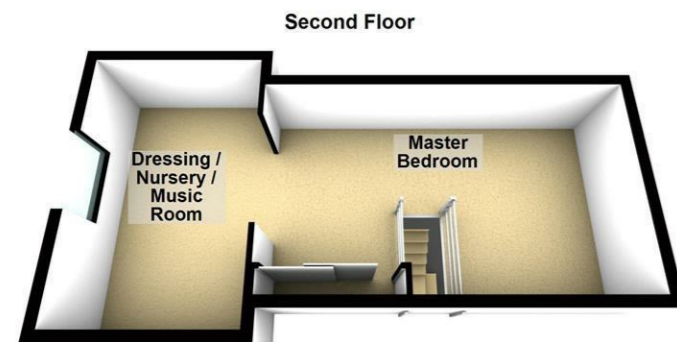
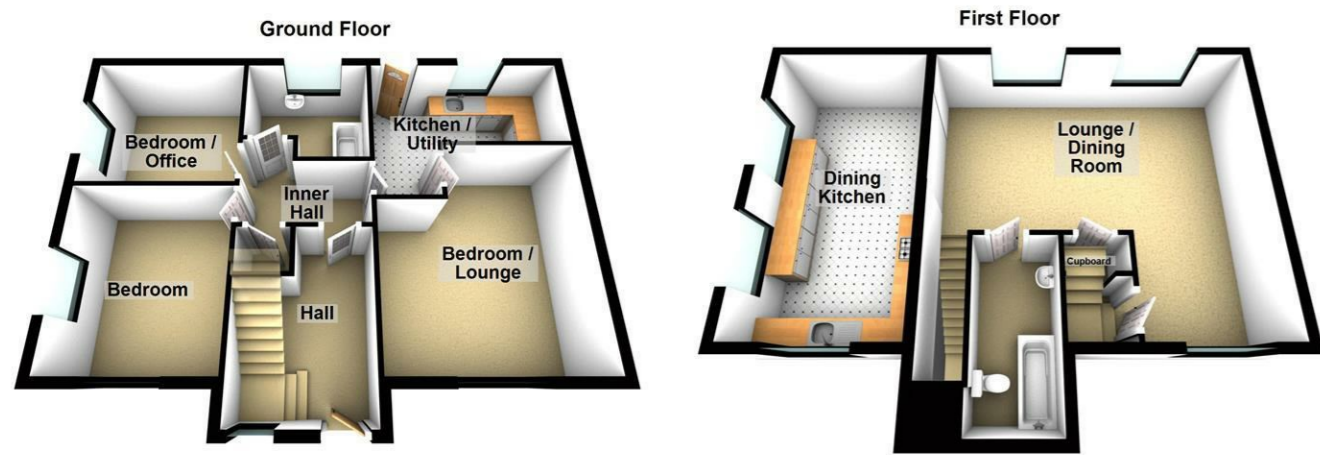


BOULTONS

54 JOHN WILLIAM STREET
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An exceptionally flexible, well appointed and beautifully presented home ideally suited to larger families, blended families and those with dependants requiring ground floor accommodation which is self sufficient or independently functional from the principle residence. Very well located for work, rest and play with rail links, Beaumont Park and local schooling close at hand. The fixtures and fittings throughout the property are high quality and blend the requirements of modern day to day living with the tradition and character of a property from this period. As you would expect from a property of this calibre there is a gas fired central heating system, sealed unit double glazing, CCTV system, gardens, off road parking and far reaching views from the front elevation. Can be used as four bedrooms, or less with office space for those working from home, a nursery, two kitchens, two bathrooms and without doubt warrants a full inspection.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

10'5" x 7'6"

Accessed via a composite double glazed front door with leaded and frosted glass inset. There is a coconut matting floor covering, a turned feature staircase with oak newel post, balustrade and stone window sills. Two central heating radiators, spotlights and an internal door leading into the inner hall.

INNER HALL

12'4" x 4'2" average

With a central heating radiator and access to the principle ground floor rooms and an internal door which leads to steps descending to the keeping cellar.

CELLAR, split into two rooms

9'1" x 11'10" overall

At the foot of the stairs is a Viessmann boiler, there is power and light, two central heating radiators, a useful additional understairs storage area, fuse board, gas and electricity meters, hot and cold water feeds. This provides a potential use as a utility room, if required.

GROUND FLOOR BEDROOM, front and corner

11'6" x 10'2"

Dual aspect with uPVC double glazed windows to the front and side elevations, the front window taking in the semi open aspect towards Newsome and Castle Hill. Central heating radiator and, in keeping with the remainder of the property, is in good decorative order and with natural wood window sills and spotlights within the ceiling.

HOME OFFICE/POTENTIAL BEDROOM

10'8" x 7'9"

Also in good decorative order with uPVC double glazed window to the gable end, central heating radiator, oak trim around the window and spotlights within the ceiling.

SITTING ROOM OR BEDROOM

13'10" maximum x 12'11" maximum

A bank of uPVC double glazed window are positioned to the front elevation with a stone window sill, central heating radiator, spotlights, additional ambient lighting, provision for a wall mounted television and raised ceiling height mezzanine style storage spaces.

KITCHEN/UTILITY

12'11" x 4'9"

With space for a slot-in electric cooker, plumbing for a washing machine and fitted with a range of cream coloured wall and base units with beech effect working surfaces which incorporate a stainless steel inset sink with mixer tap over. There are tiled splashbacks around the preparation areas, stone window sill, central heating radiator, spotlights and a uPVC double glazed window to the rear elevation and a uPVC double glazed door leading out to the rear garden area with coconut mat floor covering in the lobby area adjacent to the door.

SHOWER ROOM

8'3" x 6'0"

With a double walk-in shower, vanity hand wash basin and low flush wc in a contemporary style with aqua board style splashbacks, part tiled splashbacks, stone window sill, chrome heated towel, rail, extraction, spotlighting and a uPVC double glazed window with privacy glass inset.

FIRST FLOOR

LOUNGE

9'10" into the alcove from the staircase x 19'2"

With attractive over roof top views towards Castle Hill, Newsome clock tower and the surrounding area, two central heating radiators, spotlights.

DINING AREA

11'7" x 12'0"

With cupboard storage under the stairs, a central heating radiator, two sets of uPVC double glazed windows with privacy glass positioned to the rear elevation. There is ambient spotlighting, real wood flooring, bi-folding contemporary doors leading through to the dining kitchen and access to the house bathroom.

DINING KITCHEN

19'7" x 11'1"

Enjoys an abundance of natural light via the uPVC double glazed windows to the front and side elevations with the aforementioned views at the front. The kitchen is fitted with a range of quality oak door fronted wall and base units with granite working surfaces. There is a double drawer integrated dishwasher by Fisher Paykel along with an integrated fridge/freezer, provision for an electric range style cooker with extraction over and splashback behind, second integrated freezer positioned within the bespoke breakfast bar and dining area. Stone window sills to the gable end and granite window sill at the front, matching upstands, ambient spotlighting and a central heating radiator. An ebony style laminate floor covering completes this social hub of the home.

HOUSE BATHROOM

6'2" x 9'3"

Well fitted to include a pedestal hand wash basin with mixer tap over, a panel bath with corner fitted mixer tap and shower over, part tiled splashbacks in a travertine style, extraction, spotlights, natural wood floor covering, stone window sill and uPVC double glazed windows with privacy glass inset. A concealed cupboard houses a second Viessmann boiler meaning ground and upper floors are separate. There is also a large bulkhead/linen storage cupboard and two chrome towel radiators.

SECOND FLOOR

Accessed via a glazed internal door from the lounge via a turned staircase.

MASTER BEDROOM SUITE

21'3" x 12'4" purlin to purlin

With Velux skylights to the front elevation x 2 and one to the rear, all with fitted blinds, two central heating radiators, expose purlins on display. There is a range of fitted bedroom furniture with triple sliding door fronts with a range of hanging within, spotlights in the ceiling, spindles, balustrade and newel post on display. An internal door leads to a nursery, currently used as a music room, with an option to create an en suite.

NURSERY/MUSIC ROOM

11'1" x 10'0" purlin to purlin

With a chrome heated towel rail, Velux skylight to the front elevation with fitted blind and a uPVC double glazed window to the gable end with a stone window sill and taking in an attractive wooded aspect. This area would make a superb dressing room with little effort and subject to some works a similarly excellent en-suite arrangement.

OUTSIDE

To the front of the property is an attractive and well stocked elevated garden, predominantly laid to lawn. Dual purpose, gated parking and garden area to the side with the rear garden being enclosed and low maintenance in nature.

COUNCIL TAX BAND B

TENURE

Offered with the freehold and its leasehold interest, all details to be confirmed during the conveyancing process.

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Boultons E.A are required to qualify the status of any prospective purchaser, including the financial position of that purchaser and their ability to exchange contracts. For us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD SUBJECT TO CONTRACT' each prospective purchaser will be required to demonstrate that they are financially capable to proceed with the purchase of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |