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## **Delves Wood Road, Beaumont Park Huddersfield,**

**Offers in the region of  
£450,000**

Situated in the highly sought after area of Beaumont Park is this beautifully presented, four-bedroom detached family home. It offers spacious, versatile accommodation over two floors, backing onto a charming wooded area. The property benefits from a southerly aspect to the rear, providing plenty of natural light throughout the day. This home has been thoughtfully maintained and improved by the current owners and the accommodation comprises an inviting entrance hall on the ground floor leading to an inner hallway, a comfortable lounge, separate dining room and well-appointed kitchen with integrated appliances. There are two generously sized double bedrooms, a modern family bathroom and a lean-to, currently utilised as a home gym. On the first floor, there are two double bedrooms and a stylish contemporary style shower room. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a garage with an up-and-over door, power, lighting and plumbing for a washing machine. There is a driveway providing parking for several vehicles and a low-maintenance front garden with raised borders. In addition, there is a useful workshop with a door leading to the rear garden. At the rear, the garden enjoys a southerly aspect with a pleasant wooded backdrop and a

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patio seating area, perfect for outdoor entertaining. The garden features a variety of flowerbeds and a useful garden shed providing additional storage.

# Delves Wood Road, Beaumont Park Huddersfield,

## Floorplan



Total floor area: 150.8 sq.m. (1,623 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Delves Wood Road, Beaumont Park Huddersfield,

## Details



### Entrance Hall

A uPVC door with decorative double-glazed inserts and matching side panel opens to the entrance hall. This has coving to the ceiling, ceiling downlighting throughout, a radiator and a useful under stairs storage cupboard with hanging hooks. An open-tread staircase rises to the first floor landing.



### Lounge

This reception room is positioned at the rear of the property and has a large uPVC double-glazed window overlooking the rear garden and beyond. It has a set of patio doors providing access to the rear garden, decorative coving to the ceiling, a ceiling light point and feature storage cupboards to the alcoves. There is provision for a wall-mounted television and soundbar. The room has a wall-mounted electric fire.



# Delves Wood Road, Beaumont Park Huddersfield,

## Details



### Dining Room

A timber door gives access to the formal dining room, which has a ceiling rose, coving to the ceiling, a decorative dado rail, a radiator and a uPVC double-glazed window to the rear elevation. There is plenty of room for freestanding furniture.



### Kitchen

The kitchen has a range of modern wall and base units, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl composite style sink unit with twin taps. Integrated appliances include a double oven and hob with filter hood above, and fridge freezer. There is vinyl style flooring, two ceiling light points, aqua boarding to the walls, kick board lighting, under unit downlighting and a radiator. Two uPVC double-glazed windows overlook the front and side of the property and a uPVC door with decorative double-glazed inserts gives access to the side of the property.



# Delves Wood Road, Beaumont Park Huddersfield,

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### Office Space

From the entrance hall, a timber door leads to an inner landing, which has uPVC double-glazed windows to the front and side elevations. There are useful fitted wardrobes with hanging rails and shelving, coving to the ceiling and a ceiling light point. Three steps lead down to the two ground floor bedrooms.



### Bedroom One

This double bedroom is positioned at the front of the property and has fitted furniture comprising wardrobes with hanging rails and shelving, bedside tables and a vanity desk area. There is a uPVC double-glazed window overlooking the front garden, decorative coving to the ceiling, a radiator and a ceiling light point. A uPVC door gives access to a timber lean-to, which is currently utilised as a home gym.



# Delves Wood Road, Beaumont Park Huddersfield,

## Details



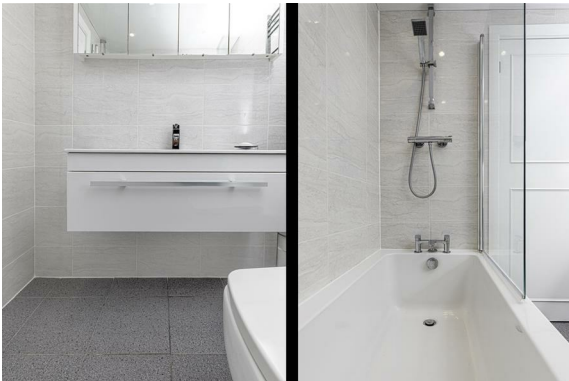
### Lean To

This area has a timber frame, single-glazing, flagged patio flooring and an outside electric point.



### Bathroom

The bathroom has a low-level WC with concealed cistern, wall-hung vanity hand basin with mixer tap and storage below and a panelled bath with a mains fed shower over. The floor is tiled with contrasting tiling to the walls. There is ceiling downlighting, an extractor fan, a wall-mounted storage cupboard with mirror front and a chrome ladder style heated towel rail.



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### Bedroom Two

This double room has built-in sliding door wardrobes with hanging rails and shelving. There is a uPVC window and a patio door giving access to the rear garden. The room has a central ceiling light point, a radiator and plenty of room for freestanding furniture.



### First Floor Landing

From the entrance hall, an open-treat staircase rises to the first floor landing, where there is access to loft space and ceiling downlighting throughout. It has two useful storage cupboards with hanging rails and shelving, perfect for linen, with one used as a walk-in wardrobe.

### Bedroom Three

This double bedroom is positioned at the front of the property and has uPVC windows to the front and side elevations, allowing lots of natural light. It has a fitted vanity area with drawers, a central ceiling light point, under eaves storage and a radiator.



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### Bedroom Four

This double bedroom is positioned at the rear of the property and has under eaves storage and a uPVC double-glazed window to the side elevation. It has fitted cupboards over the bulkhead, a central ceiling light point and a radiator.



### House Shower Room

The bathroom has a modern white suite comprising a low-level WC, wall-hung vanity hand basin with mixer tap and storage below and a shower cubicle with a waterfall style shower fitting. The floor is tiled with contrasting tiling to the walls. There are wall-hung storage cupboards, a ceiling light point and a chrome ladder style heated towel rail. A uPVC double-glazed window allows light from the rear elevation.



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### External Details

At the front of the property, there is a tarmac driveway, accessed via wrought iron gates, providing parking for several vehicles. There is a flagged seating area, a useful potting shed, raised beds and borders. There is outdoor lighting and a water point. At the rear of the property, there is a flagged patio area, perfect for outdoor entertaining, and a lawn with raised borders. The garden enjoys a wooded backdrop and has fenced and walled borders. There is a useful garden store with shelving, power and lighting. The garden has security lighting throughout and benefits from a southerly aspect.



### Garage

The property benefits from a garage with an up-and-over door, power, light and plumbing for an automatic washing machine. This area houses the Vaillant boiler for the central heating system and the fuse board.

### Workshop

The workshop has a uPVC double-glazed access door and storage to the rear.

### Tenure

Vendor confirms the property is freehold.

# Delves Wood Road, Beaumont Park Huddersfield,

Directions

