

43 Delves Wood Road,
Beaumont Park HD4 7AS

OFFERS AROUND
£350,000



THIS IMMACULATELY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS, STYLISH AND VERSATILE LIVING ACCOMMODATION, A CONSERVATORY, WELL MAINTAINED GARDENS BACKING ON TO WOODLAND, GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE PORCH 8'1" max x 3'4"

You enter through a upvc door into with side glazing into this handy entrance porch which has space to remove and store outdoor clothing. Practical tile flows underfoot and a door opens to the entrance hallway.

ENTRANCE HALLWAY



You enter in to a welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space for freestanding furniture and doors lead through to the living room and ground floor W.C. A staircase with a timber balustrade ascends to the first floor landing.

OPEN PLAN LIVING AND DINING ROOM 28'1" max x 11'10" max



Flooded with natural light through the front facing window and sliding glazed doors to the rear is this impressive open plan living room and dining room. Decorated tastefully this room has ample space for freestanding living room furniture, stylish fitted cabinetry and spotlights to the ceiling complete the room. Open to the living room, the dining area offers plenty of room for a dining table, chairs, further freestanding furniture and has Karndean click flooring underfoot. Sliding doors open to the conservatory, an opening leads to the kitchen and a door leads back through to the entrance hallway.



KITCHEN 13'1" max x 8'11" max



This contemporary kitchen is fitted with a range of dark grey wall and base units with under counter lighting, contrasting work surfaces with matching upstands and a composite sink with mixer tap over. Integrated appliances include an electric oven and a Bosch four ring induction hob with extractor fan over and a dishwasher. There is space for a fridge freezer and plumbing for a washing machine. A rear facing window allows natural light to flood the room and gives a view over the rear garden. Karndean click flooring and spotlighting finishes the room nicely and an opening leads to the dining area. An external door opens to the driveway.



CONSERVATORY 7'11" max x 9'7" max



Flooded with natural light, this great addition to the home offers versatility and is ideal for relaxing, entertaining and enjoying the lovely views over the garden and woodland beyond. There is Karndean flooring underfoot, sliding doors open to the dining area and French doors open to the rear patio.

GROUND FLOOR W.C 6'10" max x 3'6" max



Conveniently positioned off the entrance hallway, this attractive downstairs W.C is fitted with a modern, white two piece suite which comprises a pedestal hand wash basin with mixer tap over and a low flush W.C. A side obscure glazed window allows natural light in. The room is partially tiled in bevelled metro tile. There is a useful understairs storage cupboard, spotlights to the ceiling and laminate flooring underfoot.

FIRST FLOOR LANDING

A staircase with a timber balustrade ascends from the entrance hallway to the first floor landing where there is a side window, a cupboard provides storage and houses the water cylinder and there are doors to four bedrooms (one with ensuite shower room) and the house bathroom. A hatch gives access to a boarded loft.

BEDROOM ONE 15'1" max x 9'10" max



This superb double bedroom is beautifully decorated and positioned at the rear of the property with views over the rear garden and woodland beyond. There is ample room for freestanding furniture and doorways lead to through to the ensuite shower room and through to the landing.

EN SUITE SHOWER ROOM 7'6" max x 4'5" max



Tucked away off bedroom one is the modern ensuite shower room, with a white three piece suite which comprises of a shower cubicle with glass screen, vanity hand wash basin and a low flush W.C. The room is fully tiled and has contrasting vinyl tile underfoot, spotlights to the ceiling and a side facing obscure window.

BEDROOM TWO 10'8" max x 7'5" max



A charming double bedroom located to the rear of the property with pleasant views over the garden, a fitted wardrobe with over head cabinetry, a feature panelled wall and space for freestanding bedroom furniture. A door leads through to the landing.

BEDROOM THREE 9'10" max x 9'7" max



Located at the front of the property, this light and airy double bedroom has a view over the street scene below, provides ample room for bedroom furniture and has a feature panelled wall. A door leads through to the landing.

BEDROOM FOUR 6'5" max x 6'4" max to fitted wardrobes



Currently used as a dressing room and home office, this bright single bedroom would make an ideal child's bedroom. Having fitted wardrobes, a storage cupboard and laminate flooring underfoot. Positioned to the front of the property with views over the street scene below and a door leads through to the landing.

BATHROOM 6'9" max x 5'4" max

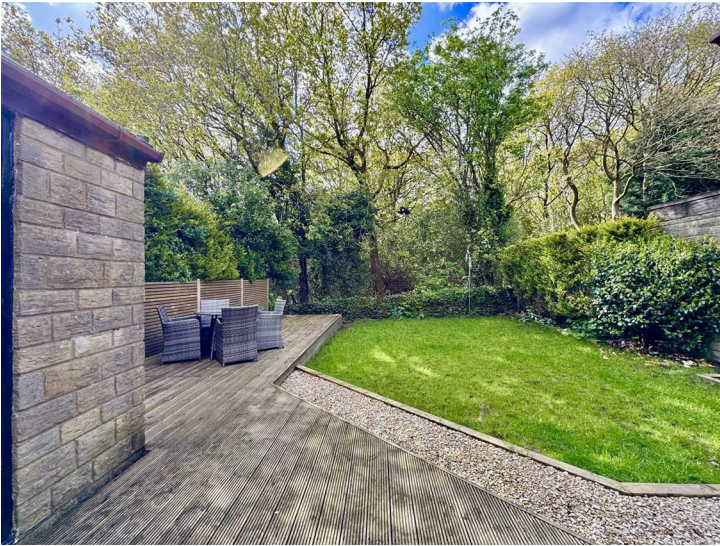


Located within easy reach of all the first floor bedrooms this well equipped house bathroom is fitted with a three piece suite which comprises of a bath with shower over and glass screen, low flush W.C and a hand wash basin with mixer tap sat upon cabinetry. The room is fully tiled and an obscured side window allows light to flood through. There are spotlights overhead, a chrome towel radiator and tile flooring underfoot. A door leads through to the landing.

REAR GARDEN



The property boasts a good-sized, fully enclosed rear garden enjoying a peaceful and private setting, backing directly onto woodland. Thoughtfully arranged, it features a a raised decking area perfect for outdoor seating, entertaining and ideal for al fresco dining. A generous lawn provides plenty of space for children to play.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



Having a neatly maintained frontage, complemented by a driveway for multiple vehicles which leads to a detached garage with an up and over door, power and light. To the side, a pathway leads to a timber gate giving access to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Stone

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

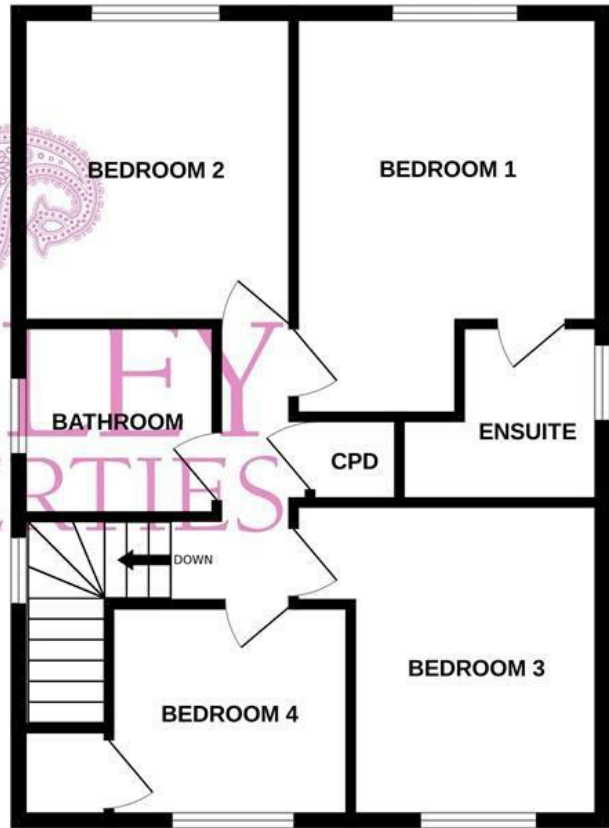
PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

GROUND FLOOR

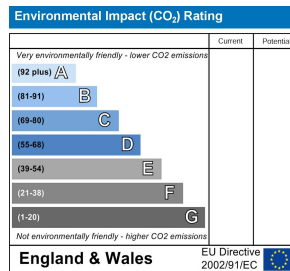
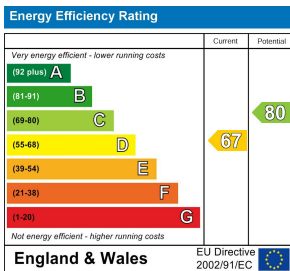


1ST FLOOR



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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