60 Butternab Road, Beaumont Park, Huddersfield, HD4 7AZ

£400,000

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This 2/3 bedroom detached dormer bungalow, is situated in this highly desirable area which overlooks Beaumont Park to the front. The property is situated on a generous plot, with accommodation briefly comprising:- entrance vestibule, spacious living room, breakfast kitchen, bathroom, study (former third bedroom) and conservatory. To the first floor there are 2 first floor bedrooms. Together with integral garaging, uPVC double glazing and gas fired central heating, the property is further enhanced by spacious summer house to the rear.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.

GROUND FLOOR:

Enter the property through a uPVC double glazed entrance door with adjacent glazed side panel.

Entrance Hall

With wood effect laminate flooring and a central heating radiator.

Lounge

20'9" x 12'1" (6.32m x 3.68m)

Situated to the front of the property, with a uPVC double glazed bow window to the front, central heating radiator, gas and coal effect living flame fire and low level heating.

Dining Kitchen

13'4" x 13'0" (4.06m x 3.96m)

Fitted with a range of matching wall and base units, with laminated work surfaces, part tiled walls and a fully tiled floor. There is a 4 ring electric hob with built-in double oven and grill, overhead extractor fan and light, plumbing for a dishwasher, central heating radiator, stainless steel twin bowl sink unit with mixer taps, breakfast bar and a uPVC double glazed rear access door.

Study/ 3rd Bedroom

8'11" x 8'7" (2.72m x 2.62m)

Peacefully situated to the rear of the property, having a central heating radiator, built-in desk unit, cast iron Victorian style fireplace and access into the conservatory. This room could be utilised as an occasional third bedroom, if required.

Garage

17'6" x 9'7" (5.33m x 2.92m)

Having an up and over door, power/light points, water tap and internal access door to the conservatory.

Bathroom

Being fully tiled to both the walls and floor. The bathroom is furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and a panelled bath with overhead Triton shower. There is a uPVC double glazed window, central heating radiator and additional chrome ladder style radiator.

FIRST FLOOR:

Landing

With a built-in storage cupboard.

Bedroom 1

11'10" x 9'8" (3.61m x 2.95m)

Peacefully situated to the rear of the property, with built-in wardrobes and a uPVC double glazed window.

Bedroom 2

12'2" x 9'2" plus wardrobes (3.71m x 2.79m plus wardrobes)

Situated to the front of the property, with views across Beaumont Park. There is a uPVC double glazed window and fitted full width wardrobes with mirrored doors.

OUTSIDE:

To the rear of the property, there is a flagged patio seating area, outside lighting, shaped lawned garden and a magnificent summer house.

Summer House

19'7" x 9'7" (5.97m x 2.92m)

Having power and light points, and a built-in corner bar. A useful additional space, which could be utilised as a home office if required.

Conservatory

18'0" x 8'1" (5.49m x 2.46m)

Having wood effect laminate flooring, uPVC double glazing to 3 sides and patio doors which lead into the rear garden. A uPVC door provides access into the garage.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

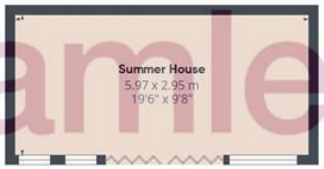
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

Sealy

Ground Floor

First Floor



Garden

Approximate total area(1)

131.3 m²

1413 ft²

Reduced headroom

3.2 m²

35 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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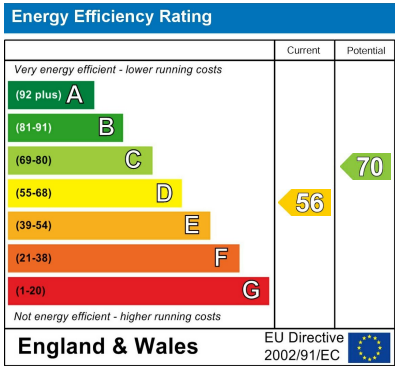

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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