

18 Beaumont Street,  
Emley HD8 9RN

OFFERS AROUND  
£350,000



A BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY BOASTING SPACIOUS ACCOMMODATION OVER FOUR FLOORS AND EXTERNALLY A GARDEN ROOM SET IN A PRIVATE REAR GARDEN WITH OUTSTANDING COUNTRYSIDE VIEWS.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 4'9" apx x 3'0" apx**



You enter the property through a modern composite door into the entrance porch which has a side facing window, ceramic tiles underfoot and ample space to remove and store outdoor clothing and shoes on arrival. A further secure door leads into the entrance hallway.

### **ENTRANCE HALLWAY 4'2" apx x 3'0" apx**



The entrance hallway has patterned vinyl tiles underfoot and a carpeted staircase ascends to the first floor landing. Doors lead to the porch and the lounge.

## LOUNGE 15'11" apx x 23'6" apx



Originally two rooms and therefore of grand proportions, this lovely lounge is tastefully decorated and has a window looking out to the front of the property, two modern style copper coloured electric fires as focal points and ample space to accommodate not only lounge furniture but dining furniture too if desired. The room benefits from electric underfloor heating. Doors lead to the entrance hallway and cellar and a large square opening leads through to the dining kitchen.

## **DINING KITCHEN 16'11" apx x 11'0" apx**



This stunning dining kitchen is positioned to the rear of the property and is beautifully light and airy courtesy of a set of French doors with glazed panels either side which lead out to the garden and offer views of the countryside beyond. The kitchen area is fitted with cream gloss curved base and wall units, solid oak worktops, tiled splashbacks and a black composite one and a half bowl sink with mixer tap. Cooking facilities comprise of an induction hob with an angled black glass extractor fan over and an electric fan oven. Integrated appliances include an undercounter fridge, undercounter freezer, washing machine and tumble dryer. The boiler is neatly concealed in a cupboard too. There is ample space to accommodate a dining table and chairs. Grey wood effect laminate flooring runs underfoot and there are contemporary pendant light fittings. A large opening and a step leads to the lounge.

## **CELLAR 7'9" apx x 9'9" apx**

Accessed via a door from the lounge, the cellar has a stone slab and is a good place for storing items.

### FIRST FLOOR LANDING 5'10" apx x 23'5" apx



A carpeted staircase with an oak and glass balustrade ascends from the entrance hall to the first floor landing which has windows to dual aspects, carpet underfoot and a further staircase ascending to the second floor. Doors lead to two bedrooms and a house bathroom.

### BEDROOM ONE 14'7" apx x 11'8" apx



This fantastic bedroom is generous in size and enjoys fabulous far reaching views from its window. There is ample space for freestanding bedroom furniture and a useful built in wardrobe to one corner too. Doors lead to the ensuite and landing.

### **EN SUITE 2'11" apx x 8'6" apx**



This contemporary ensuite is fitted with a gloss grey vanity unit with integrated handwash basin with mixer tap, a step in shower enclosure with a thermostatic mixer shower and a low level WC. The room is partially tiled with large grey tiles and there is vinyl flooring underfoot. An obscure window allows natural light to enter and a door leads to the bedroom.

### **HOUSE BATHROOM 8'10" apx x 9'1" apx**



This generous family bathroom is fitted with a white suite comprising an L-shaped bath with thermostatic shower over and protective glass screen, a vanity cupboard with an integrated basin with chrome mixer tap and a low level WC. The walls are partially tiled with grey tiles and there is black laminate flooring running underfoot. There is a central spotlight fitting and a further spotlight illuminating the washing area. A side facing obscure window allows natural light to enter and a door leads to the landing.

### **BEDROOM TWO 9'0" apx x 13'8" apx**



Located to the front of the property with a window looking out to the street, this charming double bedroom is stylishly decorated and has space to accommodate freestanding items of bedroom furniture. A door leads to the landing.

### **BEDROOM THREE 17'4" apx x 11'0" apx**



Nestled in the attic space, this fabulous bedroom has stunning far reaching views from its window and an abundance of space to accommodate freestanding bedroom furniture items. There is storage in the eaves accessed via a wooden panel. Doors lead to the ensuite and staircase.

### **EN SUITE 2'11" apx x 7'0" apx**



This compact ensuite shower room has been cleverly designed to maximise the space and is equipped with a compact handwash basin on a black vanity cupboard unit, a corner WC and a step in shower enclosure with an electric shower. Grey tiles partially adorn the walls and there is vinyl flooring underfoot. Spotlights to the ceiling complete the room. A door leads to the bedroom.

### **GARDEN ROOM 15'3" apx x 8'5" apx**



This versatile garden room has been used as an extra lounge/relaxation space by the current owners and has power, light, electric heating and wood effect laminate flooring underfoot. The current owners have Wifi which extends to this space and there are plentiful sockets which would lend itself to being a home office. It has windows to three sides and a set of French doors opening to the garden.

## EXTERIOR



To the rear of the property is an enclosed private garden which benefits from far reaching views beyond. A composite decked area sits adjacent to the property and offers the perfect place for al fresco dining. The rest of the garden is laid to artificial lawn. A path runs down the side of the property to the rear garden, it is currently secured to limit access and there is a shed there for storage. A lane runs along the rear of the property and the property owns the section running past with neighbours having right of way across it.

To the front of the property is an area the current owners use as a parking space and there is further roadside parking available.

## **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 C

PROPERTY CONSTRUCTION:  
Standard

PARKING:  
Garage / On Street Parking

RIGHTS AND RESTRICTIONS:  
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.  
There are no known structural defects 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 1000 Mbps

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

**AGENTS 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.

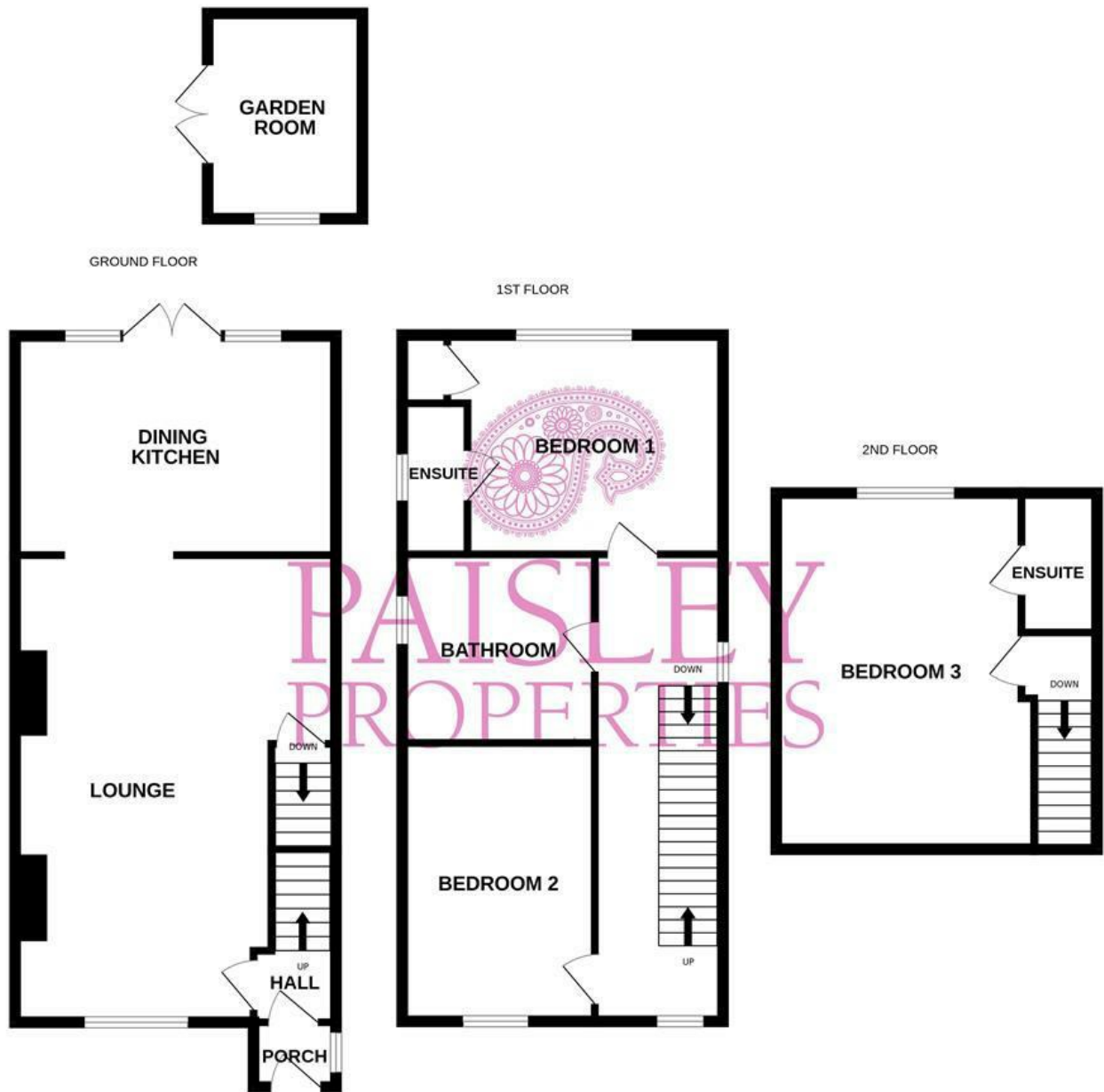
**PAISLEY PROPERTIES**

Paisley Properties 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.

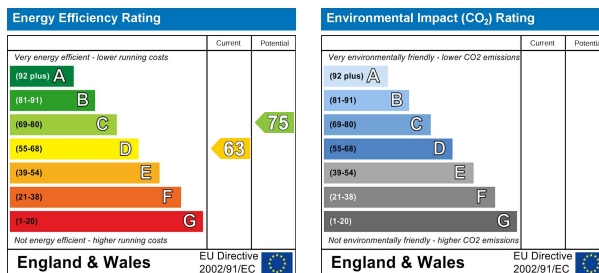
**PAISLEY MORTGAGES**

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 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

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



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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