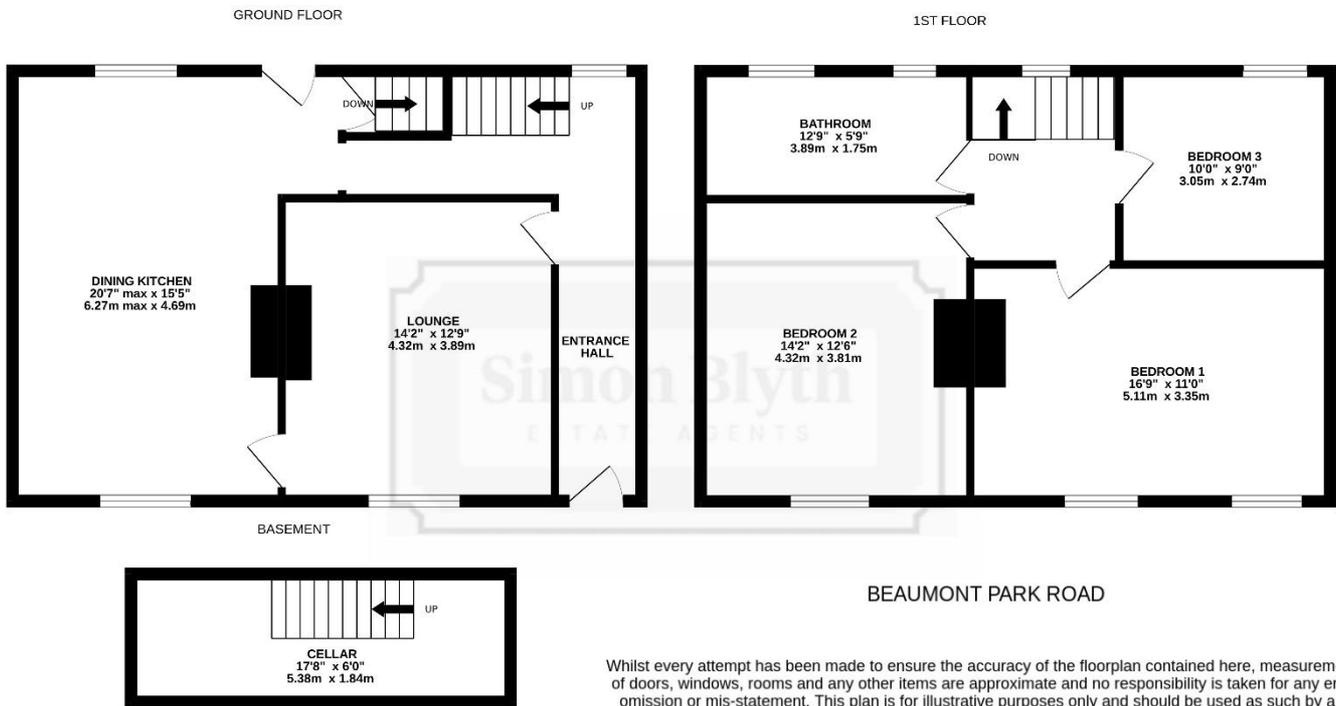


Simon Blyth

ESTATE AGENTS



BEAUMONT PARK ROAD, HUDDERSFIELD



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PROPERTY DESCRIPTION

A STUNNING, PERIOD, THREE BEDROOM, SEMI-DETACHED PROPERTY, SITUATED ON THE SOUGHT-AFTER ADDRESS OF BEAUMONT PARK ROAD. HAVING A WEALTH OF CHARM AND CHARACTER, BOASTING OPEN-PLAN DINING-KITCHEN AND PLEASANT GARDENS TO THE FRONT AND REAR. WITH HIGH CEILINGS, SASH STYLE WINDOWS AND A USEFUL KEEPING CELLAR. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, HAS PLEASANT VIEWS TO THE FRONT AND IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance hall with stunning chequer tiled flooring, lounge and open-plan dining-kitchen to the ground floor. To the lower ground floor there is a useful keeping cellar. To the first floor there are three well-proportioned bedrooms and the house bathroom with four-piece suite. Externally there is a lawn garden with flower and shrub beds to the front, to the rear is an enclosed and private garden with Kandla Indian stone flagged patio and summer house with lighting and power.

EPC rating: D Council tax: D Tenure: Freehold

Offers Around £325,000

ENTRANCE HALL

Enter the property through a double-glazed composite front door with obscure and stained-glass inserts with leaded detailing into the entrance hall.

The entrance hall is brimming with charm and character, with a decorative dado rail, Lincrusta dado panelling beneath, a picture rail, decorative cornicing into the ceilings, and a fabulous corbel arch. There is a double-glazed sash style window to the rear elevation, a ceiling light point, two cast iron column radiators and a fabulous staircase that rises to the first floor with wooden banister. A beautiful spindle balustrade and jewel post rises to the first floor. There is a doorway into the open plan dining kitchen, and a multi-panel door that provides access to the lounge. The focal point of the entrance hall is the fabulous mosaic tiled flooring.



LOUNGE

Measurements – 14'2" X 12'9"

The lounge enjoys a wealth of natural light which cascades through the double-glazed sash style window to the front elevation, which has plantation shutters in situ and provides superb open aspect views with a woodland backdrop. There are tall ceilings with decorative corncicing, a decorative picture rail, high quality flooring and two cast iron column radiators. The focal point of the room is the living flame effect gas fireplace with an attractive marble inset and surround with ornate timber mantle and set upon a marble and terracotta tiled hearth. There is a multi-panel door providing access to the open plan dining kitchen and bespoke display shelving with cupboards beneath inset into the alcove.



OPEN PLAN DINING KITCHEN

Measurements – 20'7" X 15'5"

As the photography suggests, the open plan dining kitchen room is particularly light and airy with dual aspect sash style windows to both the front and rear elevations with plantation shutters to the front. The high-quality flooring continues through from the lounge and there is an ornate ceiling rose, decorative corncicing and a decorative picture rail. The dining area features a cast iron column radiator, and the focal point of the room is the living flame effects gas fireplace with a marble inset, ornate timber mantle surround and set upon a raised marble hearth.

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink and drain unit with chrome mixer tap. The kitchen is equipped with built-in appliances, which includes a four-ring gas hob with canopy style cooker hood over and a built-in electric fan assisted oven. There is an integrated fridge and freezer unit, a built-in dishwasher, a shoulder level microwave combination oven and a integrated dishwasher. The kitchen area features a breakfast peninsula for food preparation, informal dining, and with cupboards beneath and there is high gloss brick effect tile into the splash areas, inset spotlight into the ceilings, a double-glazed composite door with obscure glazed inserts and leather detail that leads to the rear garden, and a multi-panel door encloses the staircase that descends to the lower ground floor cellar.







LOWER GROUND FLOOR CELLAR

Taking the stone stairwell from the open plan dining kitchen room, you reach the lower ground floor, which is a useful cellar area for storage. There is lighting and power in situ and stone niches providing additional storage. There is a radiator in place.

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach a pleasant landing area which features a decorative dado rail with wall panelling beneath. There is a sash style double glazed window to the rear elevation, decorative corning to the ceilings, a central ceiling light point and a fabulous banister with traditional spindle balustrade conceals the staircase. There are multi-panel doors leading into three double bedrooms and the house bathroom.



BEDROOM ONE

Measurements – 16'9" X 11'0"

Bedroom one is a fabulous proportioned double bedroom which enjoys a great deal of natural light. There are two double glazed sash style windows to the front elevation with fantastic tree-lined views, a cast iron column radiator, a ceiling light point with ceiling rose, decorative coving and a built-in cupboard inset into the alcove providing storage.



BEDROOM TWO

Measurements – 14'2" X 12'6"

Bedroom two is currently utilised as a studio, but is a spacious, light and airy double bedroom which has ample space for freestanding furniture. It features a double-glazed sash window to the front elevation, taking full advantage of the elevated position of the property with pleasant views across the valley and far into the distance and during the spring and summer, the outlook is a wash of green leaves. There is a ceiling light point, exposed timber floorboards, a cast iron column radiator, and the room also benefits from fitted wall and base units with shaker style cupboard fronts, complimentary work surface over, which incorporates a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is display shelving and high gloss brick effect tiling to the splash areas, and if required, this area within the bedroom could be configured to create en-suite facilities. (See floor layout plan for reference.)



BEDROOM THREE

Measurements – 10'0" X 9'0"

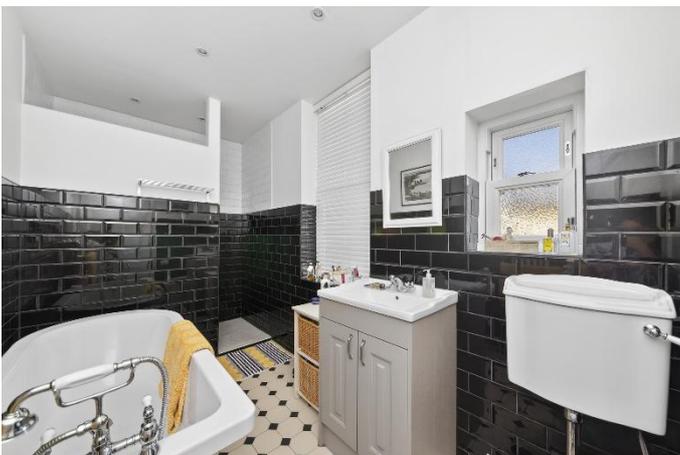
Bedroom three can accommodate a double bed with space for freestanding furniture. There is a double-glazed sash tile window to the rear elevation, decorative coving to the ceilings, a cast iron column radiator and ceiling light point, and a loft hatch with drop down ladder provides access to a useful attic.



HOUSE BATHROOM

Measurements – 12'9" X 5'9"

The house bathroom features a traditional style four-piece contemporary suite, which comprises of a low-level WC with raised cistern, a broad wash hand basin with vanity cupboard beneath and mixer tap over, a freestanding claw foot bath with shower head mixer tap, and a wet room style walk-in shower with thermostatic rainfall shower head and with separate handheld attachment. There is attractive tiled flooring and high gloss brick effect tiling to the walls, inset spotlight into the ceilings, a cast iron column radiator with chrome tile rail, two double glazed sash style windows with obscure glass to the rear elevation providing the wealth of natural light and there is a loft hatch which provides access to a separate loft store.



EXTERNAL FRONT

Externally to the front, the property features a fabulous lawn garden with well-stocked flower and shrub beds and features attractive stone wall boundaries. There is an art deco style open porch by the front door with a external light and fitted shelving and with windows to the front and side elevations.



REAR EXTERNAL

Externally to the rear, the property enjoys a low maintenance and enclosed garden which features a Kandla Indian stone flagged patio, ideal for alfresco dining, barbecuing and entertainment. There are raised timber, sleeper, flower and shrub beds, attractive stone wall boundaries, an external light and an external tap and a gate which gives access to the back lane. Additionally, there is a hard standing with a substantial summer house in situ and space for a garden shed.





ADDITIONAL INFORMATION

EPC rating – D

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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7 DAYS A WEEK

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