

53 Delves Wood Road,
Beaumont Park HD4 7AS

OFFERS AROUND
£350,000

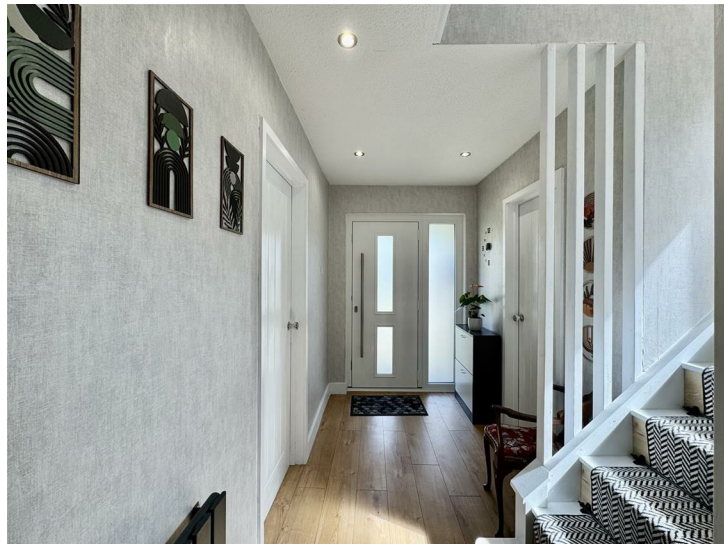


A BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME BOASTING SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A SUN ROOM, A SOUTH FACING REAR GARDEN BACKING ON TO FIELDS, GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into an extremely welcoming entrance hallway with laminate flooring underfoot. There is space to remove outdoor clothing and doors lead through to the living room, kitchen, ground floor W.C and an understairs cupboard provides storage for household items. A quarter landing staircase with a side window ascends to the first floor landing.

KITCHEN 12'11" max x 9'8" max



This stylish and recently fitted kitchen has a range of white gloss wall and base units with under counter lighting, real walnut work surfaces with matching upstands and a composite sink with mixer tap over. Integrated appliances include an electric fan oven, a four ring induction hob, fridge freezer, microwave, washing machine and a dishwasher. A rear facing window gives a view over the rear garden. Laminate flooring and spotlighting to the ceiling finishes the room. Doors lead to the dining room, back through to the hallway and an external door opens to the driveway.



LIVING ROOM 17'3" max x 11'6" max



This beautifully presented and spacious reception room has ample space for living room furniture, a fitted media unit with lighting, inset shelving and a feature electric fire. A large window overlooks the front lawn and laminate flooring flows throughout. Double doors open to the dining room and a door leads back to the entrance hallway.

DINING ROOM 11'5" max x 10'2" max



This well presented dining room offers plenty of room for a dining table, chairs and further freestanding furniture if required. Bifold doors open to the sun room, double doors open to the living room and a door leads to the kitchen.

SUN ROOM 11'0" max x 9'4" max



This wonderful addition to the property is bathed in natural light. This versatile space is ideal for relaxing, entertaining and enjoying the lovely views over the garden. There is laminate flooring underfoot and spotlights to the ceiling. Bifold doors open to the dining room and French doors open to the decking.

GROUND FLOOR W.C 6'2" max x 3'9" max



This convenient downstairs W.C is fitted with a modern, white two piece suite which comprises a hand wash basin with mixer tap sat on a vanity unit and a low flush W.C. A front obscure glazed window allows natural light in. The room is fully splash boarded, has a heated towel radiator, spotlights to the ceiling and laminate flooring underfoot.

FIRST FLOOR LANDING

A quarter landing staircase with a timber balustrade ascends from the entrance hallway to the first floor landing where there is a side window flooding the space with natural light, There are two storage cupboards providing ample room for household items and there are doors to four bedrooms (one with an ensuite bathroom) and the house bathroom. A hatch gives ladder access to a part boarded loft.

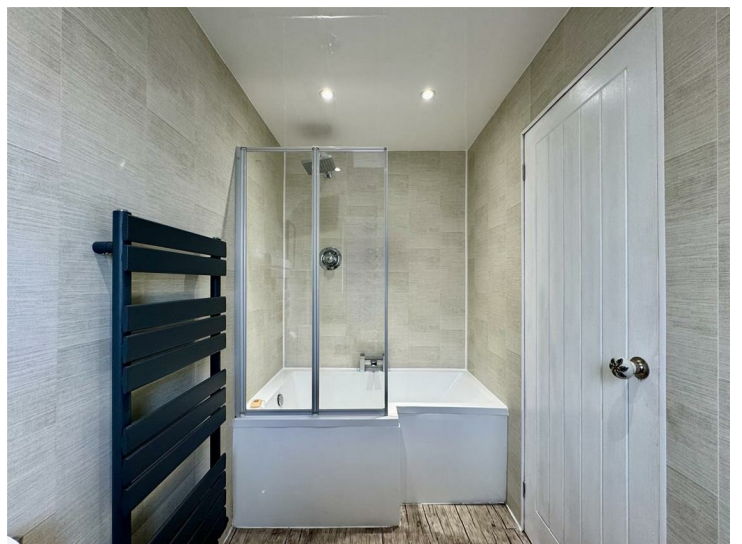
BEDROOM ONE 11'0" max 11'0" max



This nicely presented double bedroom is positioned at the rear of the property with lovely views over the garden, fields and woodland beyond. There is ample room for freestanding furniture, a fitted shelving cupboard, spotlighting and doorways lead to through to the ensuite bathroom and back through to the landing.



ENSUITE BATHROOM 8'9" max x 4'9" max



Tucked away off bedroom one is an ensuite bathroom with a white suite which comprises of a bath with a waterfall shower over and glass screen, a vanity wash basin, low flush W.C and a heated towel radiator. The room is splash boarded, has complementary laminate underfoot, spotlights to the ceiling and a side facing obscure window.

BEDROOM TWO 9'5" max x 11'0" max



This good sized double bedroom is situated at the front of the property and has plenty of space for freestanding furniture. Laminate flooring underfoot, spotlights to the ceiling and a front facing window with a view of the street scene below. A door leads through to the landing.

BEDROOM THREE 10'4" max x 6'11" max



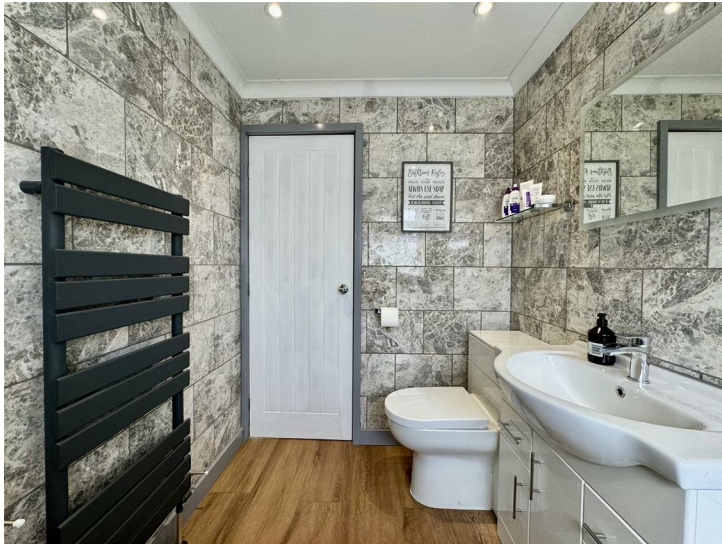
Another good size double bedroom which is neutrally decorated and located to the rear of the property with far reaching views. There is room for freestanding bedroom furniture and a door leads to the landing.

BEDROOM FOUR 10'4" max x 6'3" max



A bright single bedroom positioned at the front of the property benefitting from a fitted wardrobe with overhead storage, space for freestanding furniture and a window overlooking the street scene below. A door leads to the landing.

BATHROOM 7'0" max 5'8" max



Located within easy reach of all the first floor bedrooms this attractive house bathroom is fitted with a three piece suite which comprises of a bath with waterfall shower over with a curved glass screen, low flush W.C and a vanity hand wash basin with mixer tap. The room is fully tiled, has a heated towel radiator and a large obscured side window allows light to flood through the space. There are spotlights overhead and laminate flooring underfoot completes the room. A door leads through to the landing.

REAR GARDEN



Backing onto fields, this south facing and lovingly landscaped rear garden is fence enclosed offering a good degree of privacy. Accessed from the side of the property through a timber gate, the garage and through French doors from the sun room. Fantastic raised decking with spotlighting provides an ideal space for outdoor dining with plenty of room for garden furniture. Steps descend to a neatly laid lawn bordered with colourful flower beds.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

A driveway provides parking for multiple vehicles and leads to the single garage which has an up and over door, electric, lighting and separate access through a door from the rear garden. A pathway leads to the front door and to the side of the drive is a beautifully maintained lawn with well stocked and colourful flower bed borders.

***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

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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

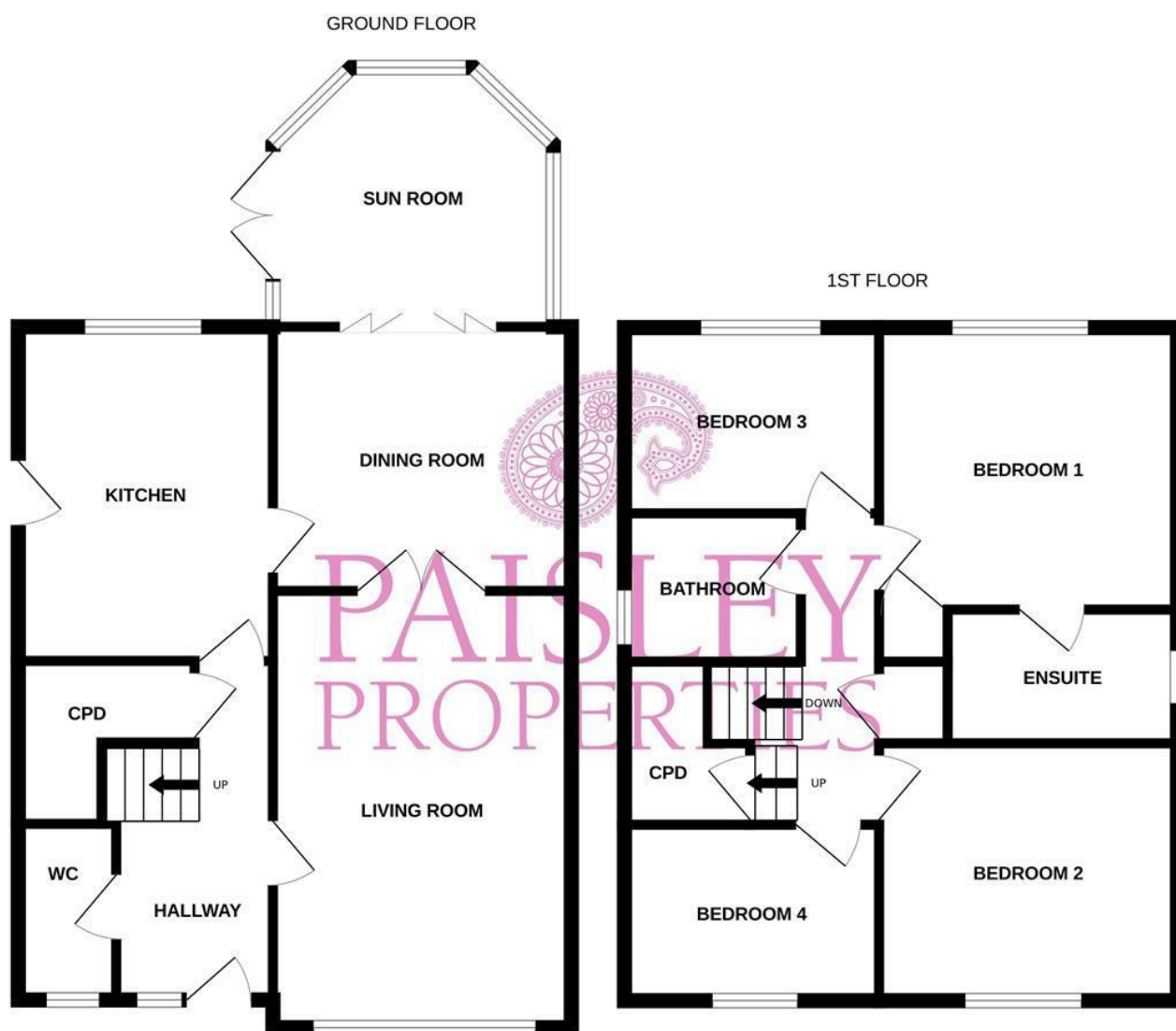
MORTGAGES

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.

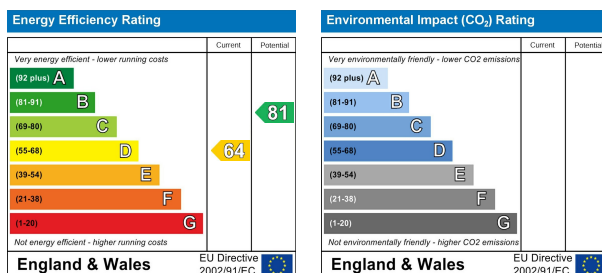
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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