

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 82 Beaumont Park Road

Beaumont Park, Huddersfield, HD4 7AY

Offers in the region of £550,000



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## Ground floor -

### Entrance Hallway

Enter this stunning property through a composite front door with a frosted glass panel to the side into a bright and welcoming entrance hallway. Providing access to the living room, family room and dining kitchen via oak doors, the hallway features a neutral carpet throughout and coir matting to the entrance and there are stairs rising to the first floor accommodation.

### Living Room

A light and spacious living room with two PVCu windows to the front aspect allowing plenty of light to flow in. A neutral carpet flows throughout.

### Family Room

A second reception room offers dual aspect with a PVCu window to the side aspect and two sets of double PVCu patio doors to the rear leading in the garden. A neutral carpet flows throughout.

### Dining Kitchen

This generous dual aspect dining kitchen is the heart of this home and provides a perfect space to entertain, as well as relax in. The kitchen features high gloss white wall and base units, black laminate work surfaces and a black composite sink and drainer. To the floor there is a wood effect vinyl. Integrated appliances comprise; a double range oven, a five ring gas hob with hot plate, an extractor fan and a dishwasher. There is also space for a large fridge/freezer and ample space for a dining table. PVCu double doors lead out into the rear garden and there is also a large PVCu window to the front aspect.

### Study/Bedroom Five

Currently used as an office, this room could also be utilised as a ground floor double bedroom. There is a PVCu window to the front with views towards Beaumont Park.

### WC

A spacious ground floor WC with a wash basin and tiled splash back. There is a PVCu privacy window to the side aspect and vinyl flooring.

## Utility Room

Set at the rear of the property, this well proportioned utility room features white gloss matching wall and base units, black laminated worktops, vinyl flooring and a stainless steel sink and drainer. There is plumbing for a washing machine and space for a tumble dryer. A PVCu window overlooks the rear garden and there is also a PVCu glass door allowing access to the rear driveway and garden. The room also benefits from a large storage cupboard housing the water tank.

## First floor -

### Landing

An open staircase leads to a light and airy landing providing access to all bedrooms and the house bathroom. A PVCu window to the rear aspect is situated half way up the stairs and there is a large velux roof window. A neutral carpet flows throughout.

### Master Bedroom

A luxurious and extremely spacious master bedroom suite with a large PVCu window to the front offering views over Beaumont Park and two further Velux roof windows offering a dual aspect to the front and rear. A neutral carpet features in all the bedrooms.

### En-suite

A partially tiled en-suite shower room with a PVCu frosted window to the rear elevation. The room has a WC, a wash basin and a double shower cubicle with a Mira shower. There are ceramic tiles to the floor.

### Bedroom Two

With a PVCu window overlooking the front garden and also a large velux window, this double bedroom has an abundance of natural light flowing in and is also very generously sized.

### Bedroom Three

A third double bedroom with a large PVCu window to the front aspect.

### Bedroom Four

A fourth bedroom with a PVCu window overlooking the rear garden.

## House Bathroom

A stylish and contemporary half tiled house bathroom with a WC, wash basin and a bath with overhead shower and glass screen. There are ceramic tiles to the floor. PVCu privacy window to the rear aspect.

## Exterior

Sitting on a large plot, this property boasts extensive gardens to both the front and rear. To the rear of the property is a large, tiered, enclosed garden featuring a walled patio area with steps leading to a well maintained lawn with a rockery and an additional lawn to the top of the garden. Mature shrubs and surrounding trees offer a private space to relax and entertain guests. A large driveway leads from Beaumont Park Road to the detached double garage with power and an up and over door. To the front of the property is a turning area surrounded by beautiful lawns with well manicured shrubs, perennial plants and raised beds. The property also benefits from dusk to dawn outside lighting.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars

fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

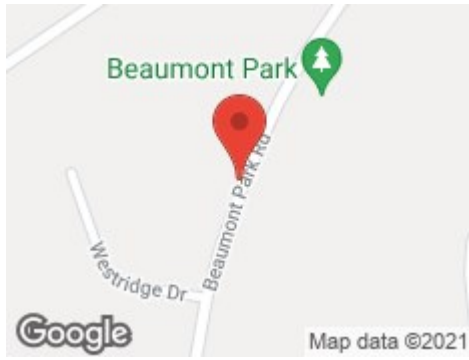
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



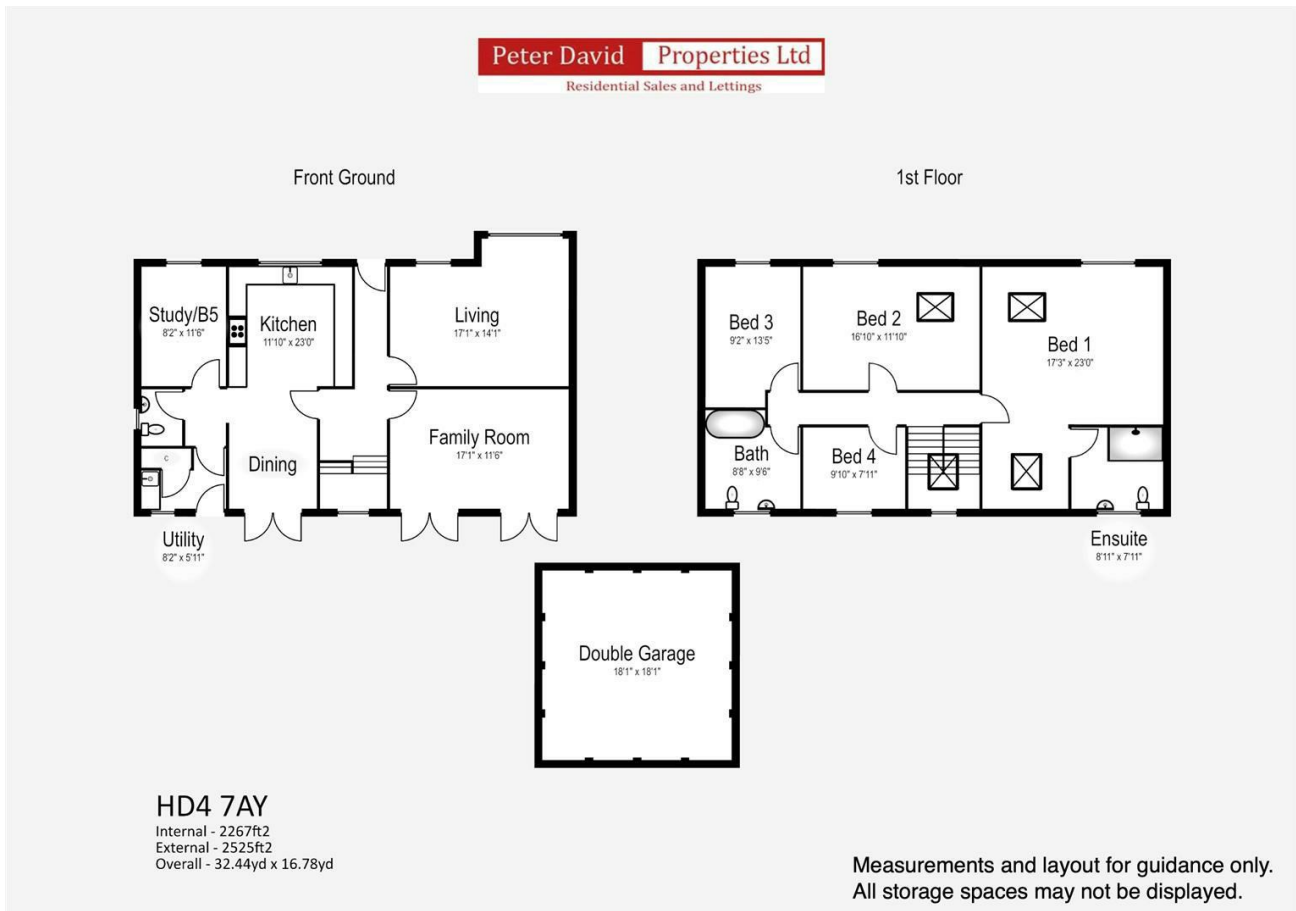
## Hybrid Map



## Terrain Map



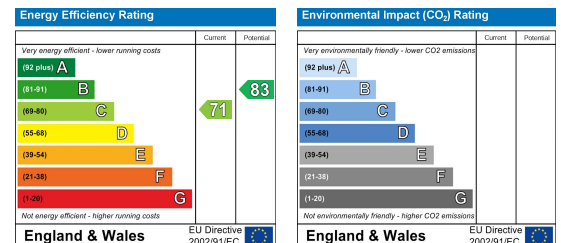
## Floor Plan



## Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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