Peter David Properties Ltd

Residential Sales and Lettings

3 Beaumont Street

Longwood, Huddersfield, HD3 4RE

Offers in the region of £250,000

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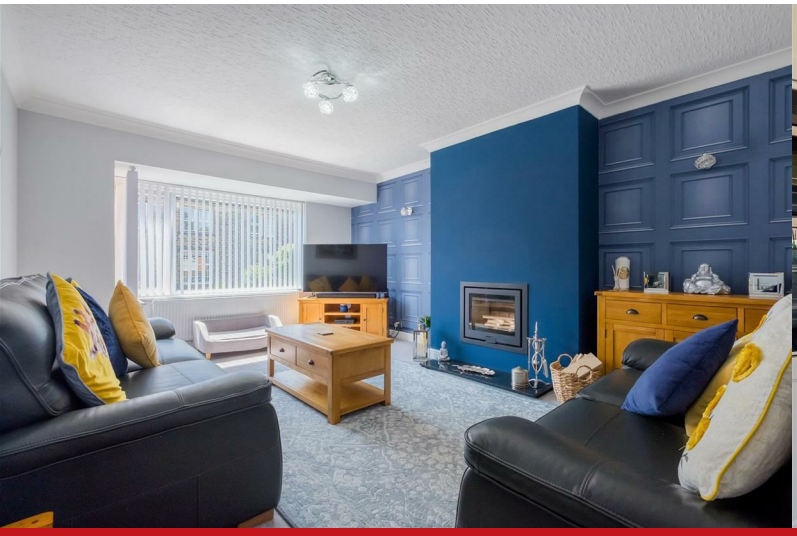

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Ground Floor -

Entrance Hallway
Enter the property via a brand new PVCu front door into the entrance hallway adorned with wood effect laminate flooring. The hallway provides access to the living room, kitchen, house bathroom and bedrooms one and two.

Open Plan Kitchen/Dining Room
Set to the rear of the property is a modern open plan kitchen/diner. The kitchen comprises white gloss matching wall and base units, grey laminate work surfaces and glass backsplash. Integrated appliances comprise of a 5-ring gas hob, an eye level double oven, an extractor fan, a fridge freezer, a washing machine and a dishwasher. The space is flooded with natural light via two PVCu windows to the rear aspect and a brand new composite door leads to the rear garden. There is a large under stairs storage cupboard and stairs rise to the first floor.

Living Room
A well appointed living room with ample space, featuring a multi fuel log burning stove and a large bay window to the front aspect.

Bedroom One
A large double bedroom benefiting from fitted wardrobes with sliding doors and a PVCu window to the front aspect.

Bedroom Two
A second double bedroom with a PVCu window to the rear aspect.

House Bathroom
A luxurious house bathroom adorned with wood effect laminate flooring comprising of a vanity unit with a WC and a wash basin, a walk in shower and a rain head shower with a handheld attachment. PVCu privacy window to the side aspect.

First Floor -

Bedroom Three
To the first floor is a spacious bedroom with a Velux window and a PVCu window to the rear. There is the added benefit of fitted wardrobes. There is the potential to add an en-suite.

Exterior
Outside, you will find a tranquil, fully enclosed garden with a patio to the rear, a single garage, a driveway to the side aspect, and a lush lawned garden to the front aspect. There is also the added benefit of a large under storage room under the house.

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.

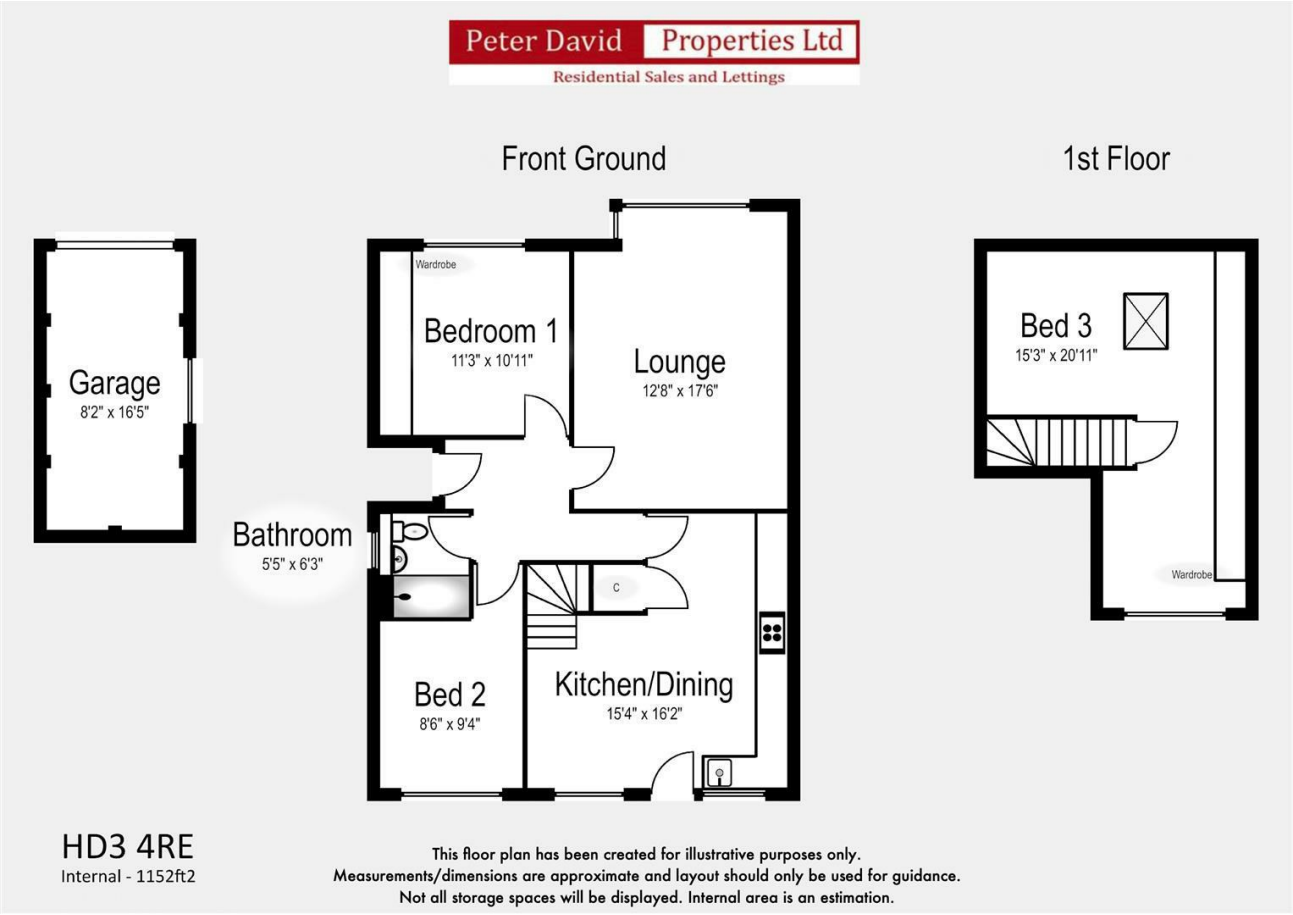
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

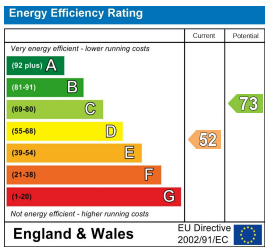
Floor Plan

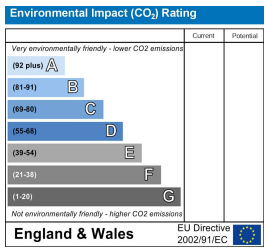


Viewing

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

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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