Peter David Properties Ltd

Residential Sales and Lettings

98 Beaumont Park Road

Beaumont Park, Huddersfield, HD4 7AU

Price guide £400,000

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Ground Floor -

Entrance Hallway
Accessed via a composite door, this entrance hallway has a staircase providing access to the first floor accommodation. The hallway benefits from laminate flooring which extends through to the kitchen and utility room. Access to the living room, the kitchen and the dining room.

Living Room
This spacious yet cosy living room features a large solid wood double glazed bay window to the front aspect with splendid views into the garden. Featuring a recess with stone hearth and oak beam.

Dining Room/2nd Reception Room
This duel aspect second reception room is currently used as a dining room but could serve as a variety of purposes (snug, office, dining room) The focal point of the room is the multi fuel stove set on a stone heath with feature beam. There is a full length glass PVCu door to the rear providing access to the garden and PVCu window to the side aspect.

Kitchen
A beautifully appointed kitchen with modern high-gloss matching wall and base units and wood effect laminate work surfaces. Featuring integral appliances, including: a dishwasher, a fridge freezer, a microwave, an electric double oven, an electric hob and extractor fan. The kitchen also benefits from an inset stainless steel sink and drainer and underfloor heating. There is a feature archway leading into the utility room with an external PVCu door to the rear. PVCu window to the rear aspect.

Utility
Leading off the kitchen is this useful utility room with matching high-gloss wall and base units and laminate wood effect work surfaces. There is plumbing for a washing machine with additional space for a tumble dryer. Also benefiting from underfloor heating and PVCu window to side aspect. Leading off the utility is the fourth bedroom/annex/third reception room.

Bedroom Four/Office/Annexe
This large additional duel aspect reception room with en-suite could be used to serve a variety or purposes (office/ snug/ fourth bedroom). There is a solid wood double glazed window to the front aspect and PVCu window to the side aspect.

En-suite
A partially tiled en-suite, comprising: a double shower cubicle, a WC and a hand basin. There is vinyl wood effect flooring and a PVCu window to the side aspect

First Floor -

Landing
Providing access to all first floor accommodation and loft. PVCu window to side elevation.

Master Bedroom
A large master bedroom with feature solid wood double glazed bay window to the front elevation.

Bedroom Two
A second large double bedroom benefiting from fitted built in wardrobes and PVCu window to rear elevation.

Bedroom Three
A third bedroom with solid wood double glazed window to the front elevation.

House Bathroom
An impressive partially tiled house bathroom with a four piece suite, briefly comprising: a walk in double shower with glass screen, a vanity unity with integrated WC and hand basin, and a bath. The bathroom has the luxury of

underfloor heating, ceramic tiled flooring and a blue tooth speaker inset into the ceiling. There are two PVCu windows to the rear elevation.

Exterior

Externally this property sits on substantial and extensive plot. To the front electric gates provide access to a large driveway leading up to the property (with parking for up to 7 cars) and a substantial garden with a grassed area and an abundance of mature shrubs, plants and trees. To the rear of the property a large and enclosed garden with a large lawned area and garden shed. The oil tank for the oil central heating sits to the rear of the property . There would be potential to extend the current property (subject to planning permission).

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.

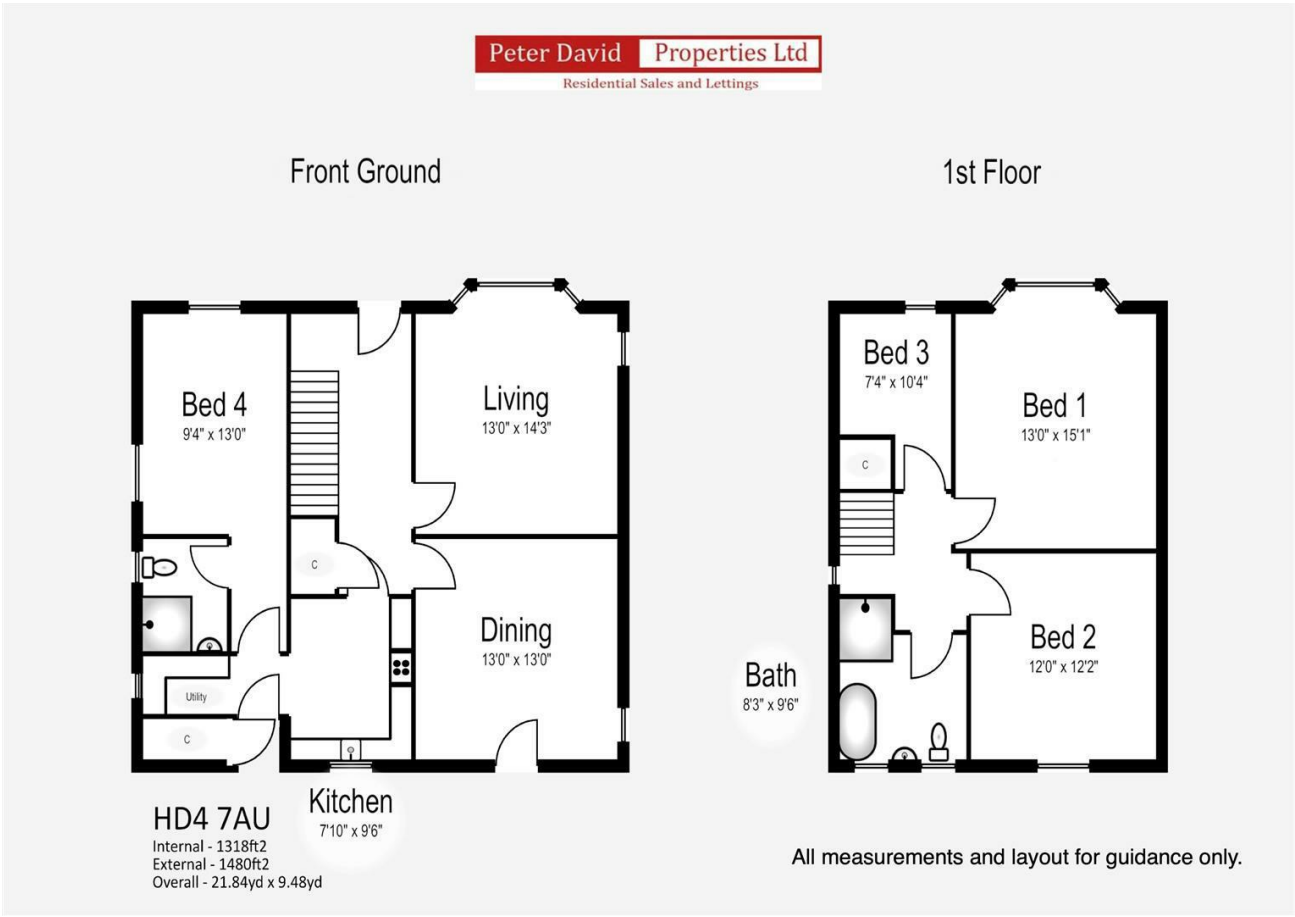
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

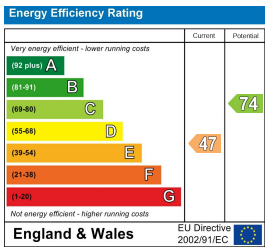
Floor Plan

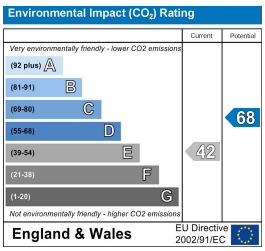


Viewing

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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