



16 Butterwood Close, Beaumont Park, Huddersfield, HD4 7BJ
£280,000

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This 3 bedroom link detached property benefits from a larger than average corner plot and provides potential to be further extended (subject to all necessary consents). Being offered for sale with NO VENDOR and VACANT POSSESSION. Having uPVC double glazing, gas fired central heating and off street parking via a driveway and garage.

The accommodation briefly comprises: entrance hall, cloakroom/WC, spacious lounge/dining area with French doors, fitted kitchen with integrated appliances and quartz worktops, and conservatory. At first floor there are 3 bedrooms and a 3 piece bathroom. The exterior of the property boasts lawned gardens to side and rear, perfect for enjoying the summer months.

Located approximately 1.5 miles from the town centre and within walking distance of the popular Beaumont Park, the property would ideally suit those with a young and growing family.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the property. The hallway has vinyl tiled flooring, fitted cloaks cupboard, a staircase rising to the first floor and a central heating radiator.

Cloakroom/WC

Having a wc, bowl sink with Oak mantle, a central heating radiator and uPVC double glazed window.

Lounge

24'11" x 11'8" max / 9'8" min (7.59m x 3.56m max / 2.95m min)

This spacious reception has a uPVC double glazed window to the front and French doors to the rear. There is also a feature tiled chimney breast with bio-ethanol fire.

Dining Kitchen

16'10" x 9'8" (5.13m x 2.95m)

Having a range of wall and base units with Quartz work tops, vinyl tile flooring and integrated appliances include Neff double oven/grill and plate warmer, dishwasher and plumbing for a washing machine. There is space for a tall fridge freezer and a uPVC double glazed window.

Conservatory

8'9" x 9'4" (2.67m x 2.84m)

Being uPVC in construction and having tiled flooring, a central heating radiator and French doors to the garden.

FIRST FLOOR:

Landing

The landing has a loft hatch, built in storage and a uPVC double glazed window.

Bedroom 1

12'1" x 10'4" (3.68m x 3.15m)

This double room is situated to the rear and having a built in wardrobe, a central heating radiator and uPVC double glazed window.

Bedroom 2

11'11" x 9'8" (3.63m x 2.95m)

Another double room also having built in wardrobes, a central heating radiator and uPVC double glazed window.

Bedroom 3

8'1" max x 8'9" max (2.46m max x 2.67m max)

This comfortable single room has laminate flooring, a uPVC double glazed window and a cupboard which houses the Worcester Bosch central heating boiler.



Bathroom

The bathroom has tiling to the walls, vinyl tiling to the floor and a three piece suite comprising bath with shower over and screen, wc, wash hand basin, ladder style radiator, extractor fan and a uPVC double glazed window.

OUTSIDE

A driveway to the front provides off road parking and there are good size lawned gardens to side and rear. The rear has a patio which provides an ideal space for a hot tub or alfresco dining in the warmer months. The garage measures 8'0 x 19'0 has an up and over door, internal power and lighting and tap.

PLEASE NOTE:

The vendors have only recently bought the property, so as ownership has been less than 6 months we would advise all prospective purchasers who require a mortgage to speak with their lenders regarding their ownership criteria.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) which then becomes Lockwood Road. At Lockwood Bar traffic lights go straight ahead into Meltham Road, turn right into Hanson Lane and continue along this road which then becomes Beaumont

Park Road. Follow the road to its conclusion, turning onto Butternab Road and then right onto Butterwood Close.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

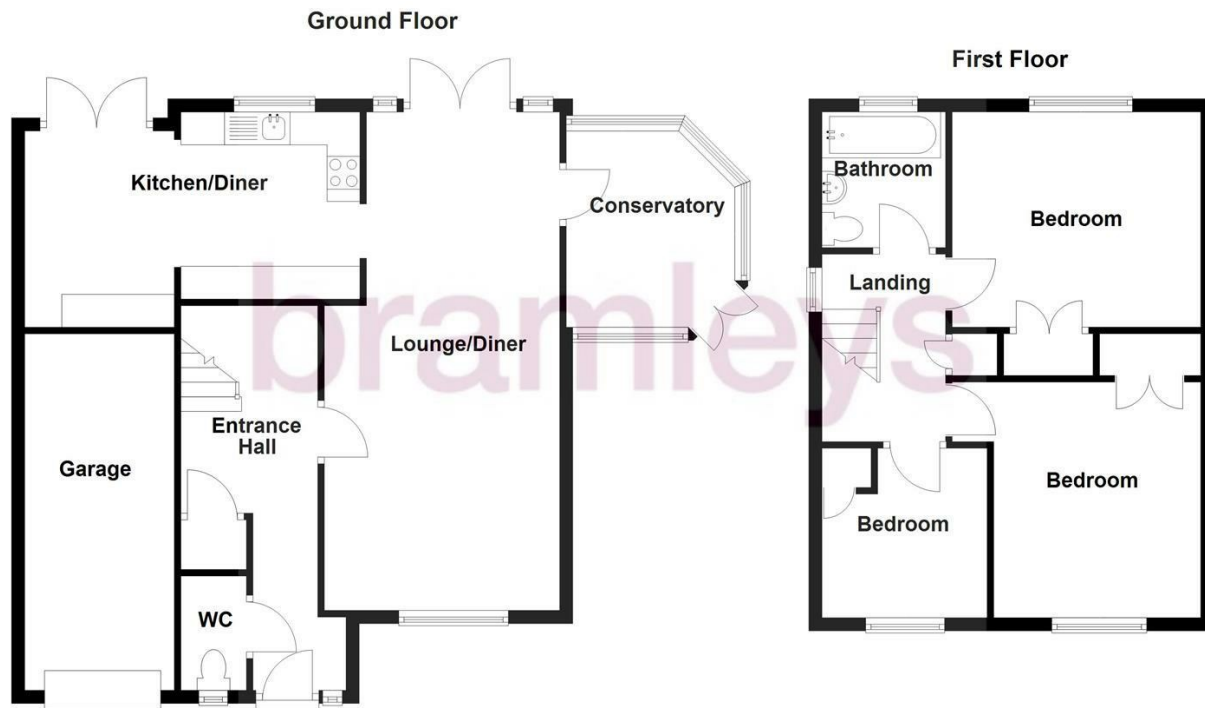
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
 Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
 2. None of the mains 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 insitu by the vendors.
 PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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