



5 Beagle Avenue, Beaumont Park, Huddersfield, HD4 7AP
Offers Over £300,000

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NO UPPER CHAIN

This 2/3 bedroom, detached dormer bungalow has outstanding far reaching views to the rear as far as Castle Hill and beyond to Emley Moor.

Situated in the popular residential area of Beaumont Park and set on to a generous plot, with scope for extension if required (subject to local authority approval), the versatile accommodation comprises of 2 first floor bedrooms, breakfast kitchen, living room, spacious L-shaped dining room, or alternatively ground floor third bedroom if required, family bathroom and attached garage.

Being offered for sale with vacant possession, the property does require some modernisation works, however this has been reflected within the asking price.

Energy Rating: D



GROUND FLOOR:

A uPVC external door with double glazed side panels gives access to the entrance hall.

Entrance Hall

With a built-in cloaks cupboard, a central heating radiator and 2 wall light points.

Lounge

20'9" x 11'10" (6.32m x 3.61m)

Situated to the front of the property, having a uPVC double glazed bow window to the front, 2 central heating radiators, gas and coal effect living flame fire set on to a marble hearth and backdrop, with dark wood Adams style fire surround and mantel. There are also 4 wall light points.

Dining Kitchen

12'6" x 11'0" (3.81m x 3.35m)

Having a range of modern wall and base units with laminated work surfaces, part tiled walls and concealed lighting to the wall units. There is a gas cooker point with overhead extractor fan and light, Asterite sink unit with mixer taps and side drainer, plumbing for a washing machine and dishwasher, integral fridge and freezer, space for a tumble dryer, central heating radiator, uPVC double glazed window which provides far reaching views. An external door gives access to the rear of the property and there is also a built-in airing cupboard.

Bathroom

Being part tiled to the walls and furnished with a 4 piece suite comprising of a low flush WC, pedestal wash bowl,

panelled bath and fully tiled shower cubicle. There is also a central heating radiator and uPVC double glazed window.

Dining Room/Bedroom

15'11" x 20'7" max (4.85m x 6.27m max)

A most spacious L-shaped reception room, could be utilised as a bedroom or additional reception room if required. Having 2 central heating radiators, ceiling coving, a sealed unit double glazed window to both side and rear, and uPVC double glazed French doors which lead into the rear garden. There are superb views towards Castle Hill and Emley Moor.

FIRST FLOOR:

Landing

With built-in store cupboard.



Bedroom

9'8" x 12'0" plus wardrobes (2.95m x 3.66m plus wardrobes)

Fitted with full width wardrobes, which have part sliding doors and providing hanging/shelving facilities. There is a central heating radiator and uPVC double glazed window.

Bedroom

9'11" x 9'7" plus wardrobes (3.02m x 2.92m plus wardrobes)

Peacefully situated to the rear of the property, having superb far reaching views towards Emley Moor and Castle Hill through a double glazed window. There are full width fitted wardrobes, a central heating radiator and vanity wash bowl with cupboards beneath.

OUTSIDE:

To the front of the property there is off road parking for 2 vehicles and an adjacent shaped lawned garden with inset flowerbeds and mature borders. There is an attached garage and to the rear there is an enclosed, shaped lawned garden which takes full advantage of the far reaching views towards Emley Moor and Castle Hill. There is also a flagged seating area.

Garage

18'0" x 9'0" (5.49m x 2.74m)

Having automated up and over door, power/light points and water tap.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

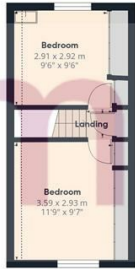




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Floor 0



Floor 1

Approximate total area⁽¹⁾
112.7 m²
1213 ft²

Reduced headroom
2.4 m²
26 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78
England & Wales		EU Directive 2002/91/EC

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:

- 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.
- 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

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