



32 Moor Park Avenue, Beaumont Park, Huddersfield, HD4 7AL
Offers Over £230,000

bramleys

Positioned on a cul-de-sac in the popular area of Beaumont Park, is this 3 bedroom, semi-detached family home. Offering deceptively spacious accommodation, including 2 reception rooms. The property enjoys a peaceful aspect over the garden to the rear and offers further potential to extend (subject to any necessary planning consents).

Being of particular interest to the first time buyer or young family alike, the property features a detached garage, alongside generous gardens to both the front and rear.

Located in the sought after area of Beaumont Park, the property has access to local amenities, schooling and Huddersfield town centre, as well as villages nearby.

Requiring an early internal inspection to truly appreciate the position, size and potential this property has to offer, with accommodation briefly comprising: entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms, bathroom and separate WC.

Energy Rating: E



GROUND FLOOR:

Enter the property through a double glazed, external door into:-

Entrance Hall

With a central heating radiator, understairs storage cupboard and staircase rising to the first floor.

Lounge

12'0" x 21'0" (3.66m x 6.40m)

A generous reception room which is fitted with double glazed patio doors leading out to the rear garden, a central heating radiator, uPVC double glazed window to the front elevation and a gas fire set into a tiled surround and hearth.

Dining Room

10'11" x 9'10" (3.33m x 3.00m)

Enjoying a pleasant aspect overlooking the rear garden via a uPVC double glazed window. There is also a central heating radiator and double glazed external door which gives access to the rear garden.

Kitchen

10'11" x 7'1" (3.33m x 2.16m)

Fitted with a range of wall, drawer and base units. There are work surfaces, tiled splashbacks and a 1.5 bowl stainless steel sink with side drainer and mixer tap. The kitchen also has space and plumbing for a washing machine, a uPVC double glazed window to the side elevation and a serving hatch.



FIRST FLOOR:

Landing

With a uPVC double glazed window to the front and a ceiling hatch providing access to the loft.

Bedroom 1

12'0" x 11'3" (3.66m x 3.43m)

With a uPVC double glazed window to the rear, central heating radiator and bank of fitted wardrobes with central dressing area.

Bedroom 2

11'11" x 9'6" (3.63m x 2.90m)

With a uPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 3

7'11" x 10'11" (2.41m x 3.33m)

With a uPVC double glazed window to the rear, central heating radiator and built-in wardrobes with dressing area.

Bathroom

Furnished with a pedestal wash hand basin, timber panelled bath with overhead shower, uPVC double glazed window to the side elevation, tiled splashbacks and a useful storage cupboard.



WC

Furnished with a low flush WC and uPVC double glazed window to the side elevation.

OUTSIDE:

To the front of the property there is a lawned garden, raised flowerbed and adjacent parking which gives access to the garage. To the rear there is a good sized garden which is mainly laid to lawn, with patio seating area, mature shrubs and trees.

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) and continue through the traffic lights at Folly Hall and Lockwood Bar onto Meltham Road. Take the right hand fork onto Hanson Lane which in turn becomes Beaumont Park Road. At the junction take a right hand turning onto Butternab Road and a left hand turning into Delves Wood Road. Moor Park Avenue can be found as a turning on the right hand side and the property can be identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

MORTGAGES:

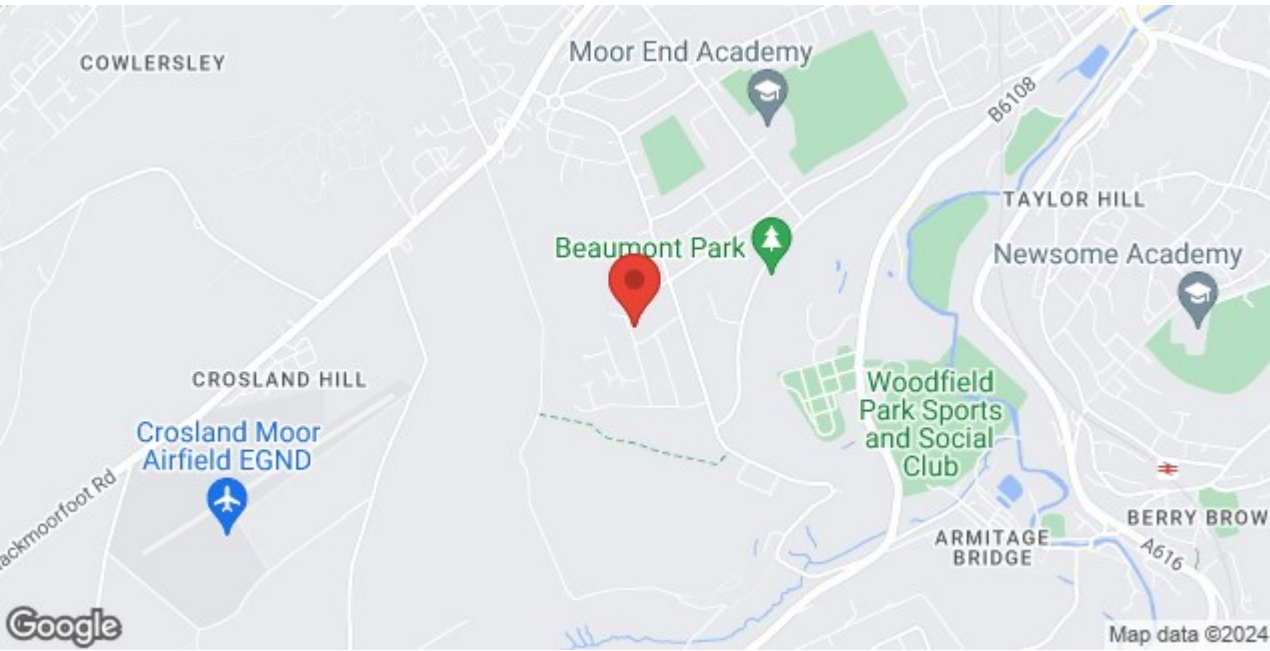
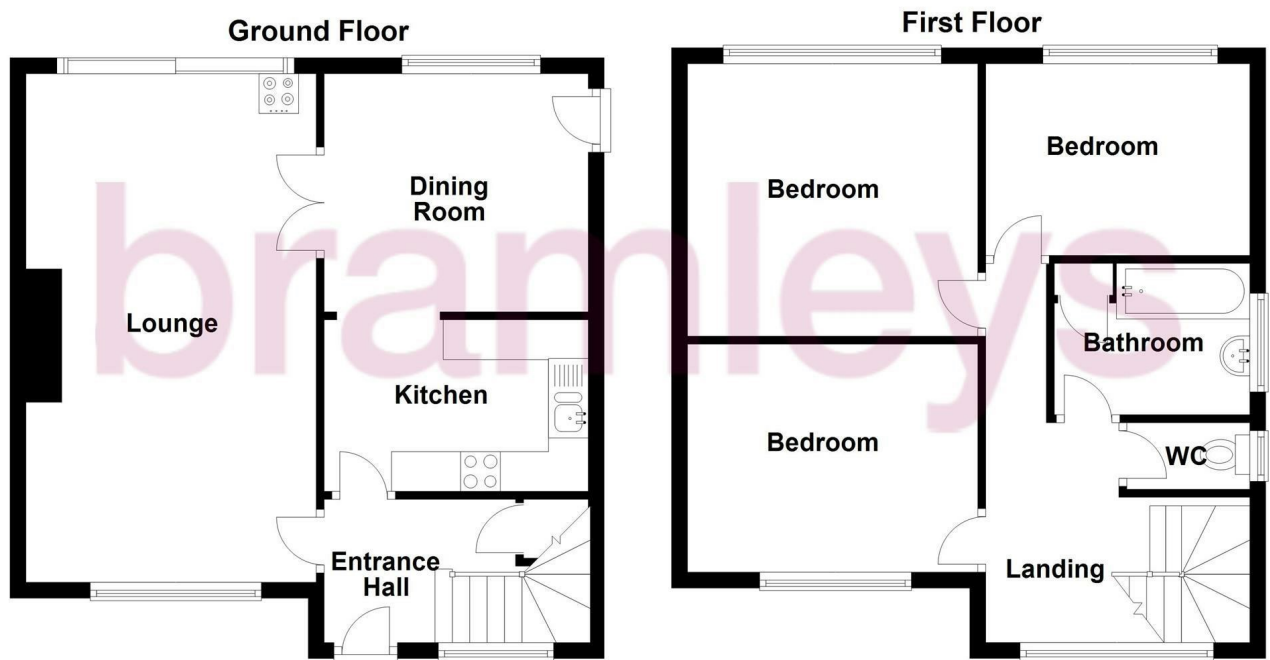
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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:

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

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