



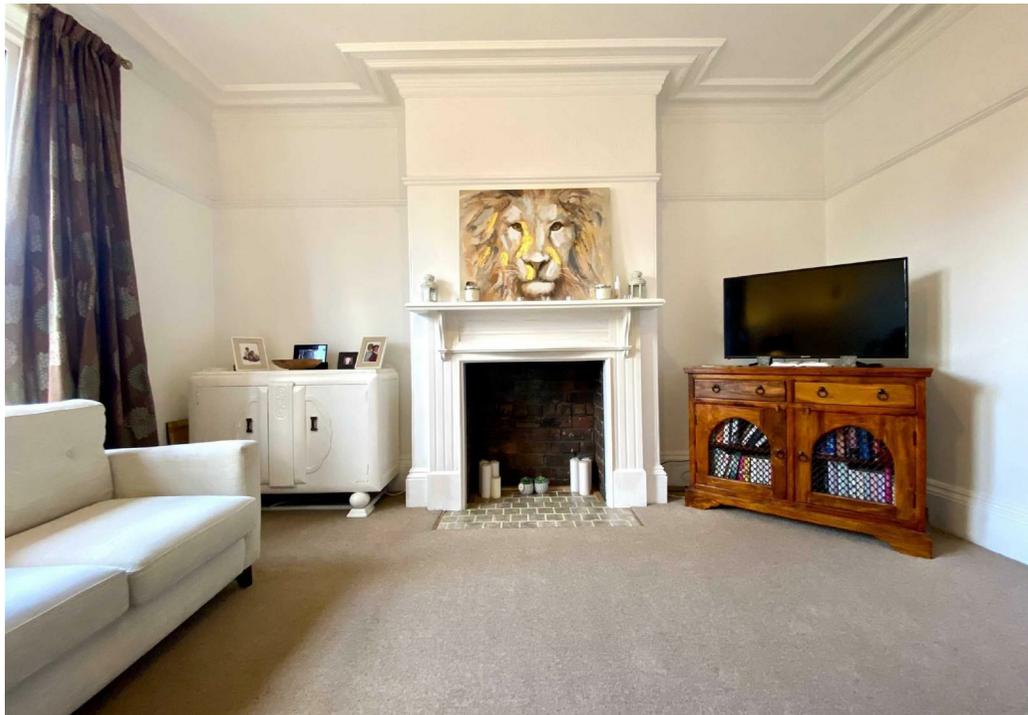
8 Beaumont Street, Longwood, HD3 4RE

Offers Over £250,000

bramleys



Tower View is a four bedroom stone built semi detached property that retains a wealth of authentic features throughout. Enhanced by a single storey full width extension that form an essential hub of the home, there are two further reception rooms both of good proportion. With accommodation laid over three floors and an en suite to the master, there are quaint gardens to the front and rear. Being mostly suited to the young and growing family, the property is situated in the sought after area of Longwood which is ideal for a wide range of local amenities and for access to Huddersfield town centre. The accommodation briefly comprises:- an entrance hall, lounge, dining room, dining kitchen, utility room and pantry room. To the first floor are three bedrooms and bathroom. Occupying the second floor is a master bedroom with en suite shower room. Energy Rating: D



GROUND FLOOR:

Accessed via a composite door into the entrance hall.

Entrance Hall

Having a panelled spindle rail balustrade staircase elevating to the first floor and a central heating radiator.

Lounge

4.14 max x 4.62

The main focal point of the room is the fire surround with brick lined backing and tiled hearth. Having a uPVC double glazed vertical sash window to the front elevation and central heating radiator.

Dining Room

3.63 max x 4.85

Having a characterful ceiling design with a central heating radiator and being open to the dining kitchen.

Dining Kitchen

Dining Kitchen

19'1" x 9'4" (5.82 x 2.84)

Enhanced by a full width single storey extension which creates a wonderful family space. Fitted with a range of wall, drawer and base units with granite effect laminate work surfaces, matching upstands and an inset stainless steel 1½ bowl sink with drainer and monobloc mixer tap. Integral appliances include a dishwasher, two electric ovens and gas hob. Having uPVC double glazed French doors leading out to the rear of the property, complemented by two Velux roof windows and inset ceiling spotlights.

Pantry Room

8'2" x 6'1" (2.49 x 1.85)

The kitchen extends into the pantry which provide further work surface space and space for an American style fridge freezer.

Utility Room

8'2" x 5'10" (2.49 x 1.78)

Having plumbing for an automated washing machine and wall and larder units.

FIRST FLOOR;

Landing

With stairs rising to the second floor.

Bedroom 2

3.76 max x 4.62

Enjoying a uPVC double glazed vertical sash window to the front elevation and central heating radiator.

Bedroom 3

15'10" x 13'6" (4.83 x 4.11)

The main focal point of the room is the ornate cast iron fire set in to the chimney breast. Having a uPVC double glazed vertical sash window to the rear elevation and central heating radiator.

Bedroom 4

7'6" x 8'11" (2.29 x 2.72)

A perfect nursery/study area, benefiting from a uPVC double glazed vertical sash window to the front elevation and central heating radiator.



Bathroom

Fitted with a three piece suite comprising of a low flush WC with concealed flush, vanity unit incorporating underlying drawer storage space with an inset basin and monobloc mixer tap and panelled bath with over head shower attachment. There is also a uPVC double glazed vertical sash window to the rear elevation, tiled splash backs and central heating radiator.

SECOND FLOOR:

Master Bedroom

Master Bedroom

6.15 max x 4.14 max

A statement master bedroom that retains a wealth of character to include exposed roof purlins and an ornate fireplace. Fitted with two Velux roof windows, a uPVC double glazed vertical sash window to the side elevation and built-in wardrobes.

En suite Shower Room

Fitted with a three piece suite comprising of a low flush WC, floating wash basin and fully tiled shower cubicle. There is also a tiled floor, mosaic splashback to the sink and a central heating radiator.

OUTSIDE:

To the front of the property there is gated access set between stone pillars, which gives access to the low maintenance pebbled yard with pathway leading to the front door and round the side of the property. To the rear, the garden is laid to lawn with raised flowerbeds and a paved patio seating area, framed in a mixture of timber fencing and stone walling.

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 Trinity Street (A640) and at the roundabout turn left onto Gledholt Road and proceed to the mini roundabout. Take the third exit into Heaton Road and continue to its conclusion, before turning right into Church Street. At the roundabout take the second exit on to Lowergate, following this road towards Milnsbridge. Just before passing under the viaduct take a right hand turn onto Dale Street and shortly after turn left on to Royd Street and then right on to Wood Street. Beaumont Street can be found as a turning on the left, with the property also on the left hand side identified by Bramleys for sale board.

TENURE:

Leasehold - Term: 999 years from 25/12/1899 / Rent: £7

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

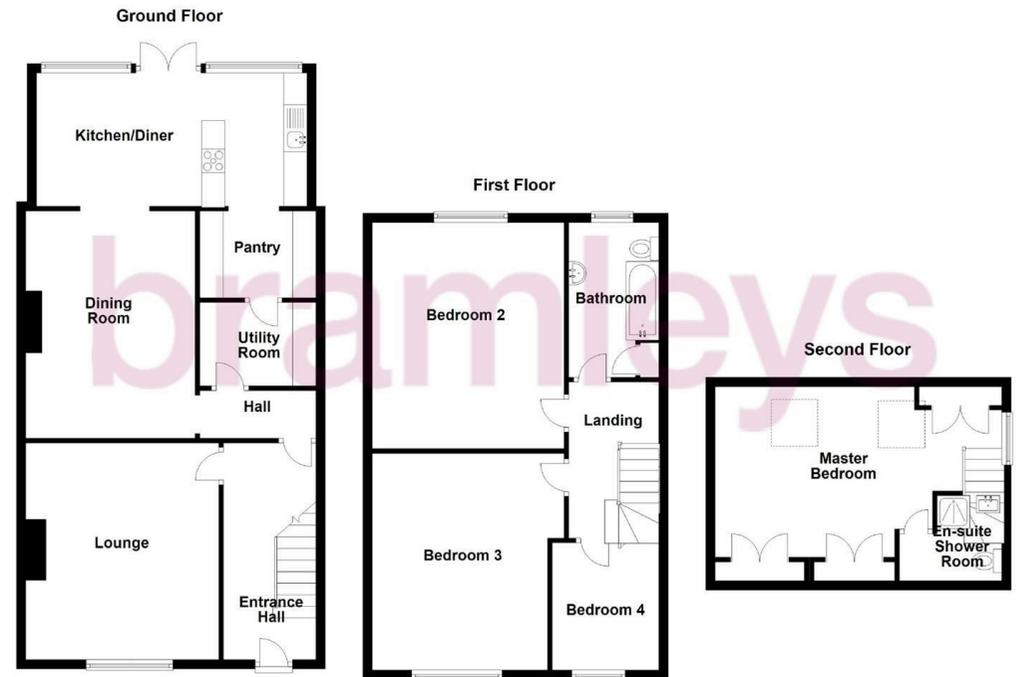
Band C

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			
(112 plus)	A		80
(81-111)	B		
(69-80)	C		
(55-68)	D	65	
(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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