



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Whitebeam Park, Huddersfield,, HD2 2GZ

**Offers In The Region Of £345,000**

"AN APPEALING FOUR/FIVE BEDROOM DOUBLE FRONTED DETACHED RESIDENCE FOR SALE" LOCATED AT THE HEAD OF A SMALL QUIET CUL-DE-SAC WITHIN THIS POPULAR AND WELL ESTABLISHED RESIDENTIAL AREA OF GRIMSCAR VALLEY. Finished to a Very High Spec is this stunning family home, "Superbly Presented Through-out" An executive detached, FOUR bedroomed residence which offers a ready to move into condition. Briefly comprises: entrance door leads to the reception hallway, downstairs cloakroom/WC, spacious lounge, dining room/ bedroom five, stunning conservatory, breakfast kitchen and a utility room. To the first floor a landing leads to master bedroom with en suite shower room, three further double bedrooms and family house bathroom. Externally there is a double driveway providing off road parking which provides access to an attached double garage, landscape gardens to the front and rear which enjoys plenty of privacy and southerly facing. This property is truly \*Not To Be Missed\* Please contact to arrange your viewings now! \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### **ENTRANCE DOOR 17'8" x 6'2" (5.38 x 1.88)**

Entrance uPVC door leading to reception hall

### **RECEPTION HALLWAY**



A reception hallway with a spindle balustrade staircase leading to the first floor landing, a useful cloakroom/ w.c and wall mounted gas central heated radiator, doors leading to:

### **CLOAKROOM/ W.C 6'0" x 2'7" (1.83 x 0.79)**



A very well appointed modern cloakroom with uPVC window to the front aspect, featuring a white suite with chrome effect fittings, comprising of: hand wash basin with tiled splash back and a low flush w/c. finished with laminated wood effect flooring:

### **DINING ROOM 11'6" x 9'1" (3.51 x 2.77)**



A tastefully appointed dining room with uPVC window to front elevation, featuring coved ceiling, wall mounted gas central heating radiator, double doors leading to:

### **DINING KITCHEN 10'3" x 9'6" (3.12 x 2.90)**



A well designed, contemporary dining kitchen with uPVC window to rear aspect which over looks the gardens. Featuring chrome effect fittings, low cost under floor heating and 1W LED down lights. Consisting of a matching range of base and wall mounted units in light Oak with complimentary roll edged laminate working surfaces and contrasting tiled splash backs. Inset stainless steel sink unit with drainer and mixer tap, Integrated electric double oven unit and separate integrated five ring gas hob with stainless steel extractor hood over and under unit lights. Integral dishwasher and

fridge freezer and space for dining table and chairs. Finished with tiled flooring, door to utility room:

#### **UTILITY ROOM 6'10" x 6'2" (2.08 x 1.88)**



Utility room which is set the rear aspect, featuring a matching range of wall and base units in light Oak effect with inset stainless steel sink unit and mixer tap, Contrasting tiled splash backs, Bosh combi-boiler, plumbing for automatic washing machine and space for a tumble dryer. A solid rear door with multi-point locking and toughened safety glass leading to rear garden.

#### **SPACIOUS MODERN LOUNGE 19'4" x 11'4" (5.89 x 3.45)**



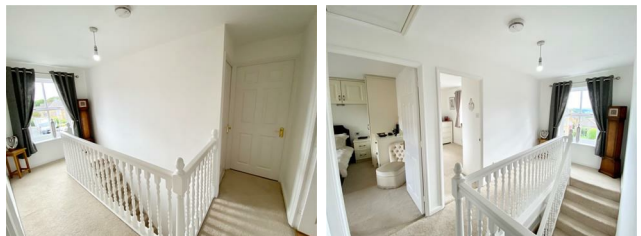
This is a spacious, beautifully appointed 19ft lounge with twin aspect uPVC windows to front elevation. Featuring a Limestone fireplace and surround with Limestone back and hearth, coved ceiling, T.v.point, Telephone point, featured wall lighting and french doors leading to the conservatory:

#### **CONSERVATORY 12' x 12' (3.66m x 3.66m)**



A stunning conservatory is a great addition to this fabulous property, featuring french doors leading to the patio garden finished with laminated wood effect flooring:

#### **FIRST FLOOR LANDING 14'11" x 6'1" (4.55 x 1.85)**



A galleryed L-shape landing with uPVC window to front aspect proving an abundance of natural light and stunning views, a wall mounted gas central heating radiator, access to a loft hatch via a pull down folding ladders leading to a partly boarded out loft with lights, having double loft insulation:

#### **HOUSE BATHROOM 8'7" x 6'7" (2.62 x 2.01)**



A contemporary designed fully tiled modern fitted house bathroom with uPVC window to the rear aspect, comprising of a three piece suite in white with chrome effect fittings. Consisting of: panelled bath with water fall mains fitted shower over, mixer tap and shower attachment, splash screen, hand wash basin and a low level flush w/c. Finished with heated chrome towel rail, electric shaver point and oak effect laminated flooring:

### **BEDROOM SUITE 12'3" x 11'9" (3.73 x 3.58)**



A good sized double bedroom with uPVC window to rear aspect, featuring fitted wardrobe units with over head storage to one wall with matching bedside cabinets with dresser. Featuring en-suite facility, door leads to:

### **EN-SUITE 6'9" x 3'2" (2.06 x 0.97)**



A modern fully tiled, en-suite shower room with uPVC window to side elevation. Featuring chrome effect fittings, comprising of: hand wash basin, low level flush w/c and a step in shower cubicle with mains fitted shower, electric shaver point:

### **BEDROOM TWO 11'8" x 8'8" (3.56 x 2.64)**



A second double bedroom with uPVC window to front aspect, featuring built-in wardrobe, wall mounted gas central heating radiator.:

### **BEDROOM THREE 11'9" x 7'5" (3.58 x 2.26)**



Third double bedroom with uPVC window to rear aspect, featuring a fitted double door wardrobe with matching chest of drawers, wall mounted gas central heating radiator.

#### FOURTH BEDROOM 11'10" x 6'9" (3.61 x 2.06)



Fourth good size double bedroom with uPVC window to front aspect and wall mounted gas central heating radiator:

#### EXTERIOR



The property benefits from landscape gardens to front aspect with flower beds and maturing shrub borders, there is a double driveway to the side aspect which leads to a double detached garage with a electric up and over door and power, under recess lcd lighting and security sensor with further storage .To the rear of the property: recently landscaped, very well maintained enclosed garden with decked area with paved paths, stone borders, and flagged patio area and pebbled garden. Southerly facing for bistro dining in the summer months a perfect retreat to relax on an evening with woodland aspect.

#### ADDITIONAL PHOTO



A section of photos:

#### DIRECTIONS

From leaving Our Marsh office proceed A640 / Westbourne Road toward Mint Street, Turn right onto Thornhill Road, Turn left onto A629 / Halifax Road 0.5 miles, Turn right onto Birkby Road, Turn left onto Reap Hirst Road, Bear left onto Grimescar Meadows, Bear left onto Whitebeam Park, Follow the road keeping to the Left the property will be located at the head of the Cul-de-sac. (Please Note there is No Board at this property).

#### MORTGAGES

Mortgages and Remortgages No obligation  
Self employed no proof of income, Home visits arranged.

Exclusive schemes on different terms through our association

Competitive rates available

Please contact us on 01484 300394 for an appointment

Your home may be repossessed if you do not keep up your repayments on your mortgage.

Mortgage advice will be provided from [residential@oxley-property.co.uk](mailto:residential@oxley-property.co.uk)

#### Tenure

This property is ( FREE HOLD TBC)

#### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

#### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any

discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

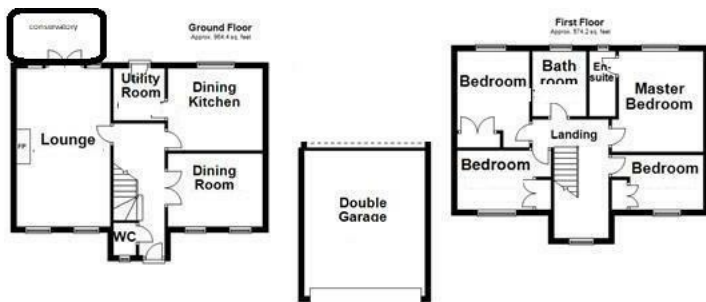
Please ask the agents for the detail.

### **GARAGE AND DRIVEWAY**

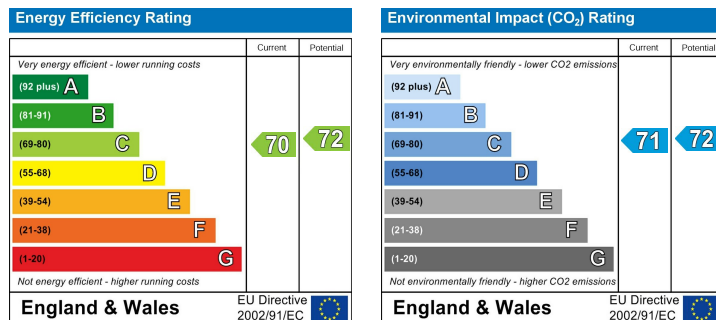


A detached double garage with electric doors, ample storage and double driveway providing off road parking:

## Floor Plan



## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.