



RESIDENTIAL

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3 Beaumont Street, Huddersfield, HD3 4RE

Asking Price £169,995

NOT TO BE OVERLOOKED Is this well presented, THREE DOUBLE BEDROOM, SEMI-DETACHED DORMA BUNGALOW. Offering fantastic family size accommodation, situated in this very popular village of Longwood. Close to all local amenities, bus routes and schools, within easy access to Huddersfield town centre. The property boasts gas central heating, double glazing and security alarm, comprises of: entrance hallway, large dining kitchen, spacious lounge, modern fitted shower room and two good sized double bedrooms. To the first floor, an additional attic bedroom with ample storage. Externally there are well maintained low maintenance gardens to front and rear elevation, driveway to side providing ample off road parking leading to a single detached garage. An internal inspection is highly recommended to appreciate the size and potential of this property. Telephone the agent to arrange a viewing today on 01484 644555. ***PLEASE NOTE: THERE WILL BE AN ONWARD CHAIN***

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ENTRANCE SIDE DOOR

Entrance side door leading to:

RECEPTION HALLWAY



An L-Shaped reception hallway with wall mounted gas central heating radiator, doors leading to:

LOUNGE 17'6 x 12'8 (5.33m x 3.86m)



A very spacious, well appointed lounge with large Upvc bay window to front elevation which provides an abundance of natural light. Featuring a Mahogany wood effect fire surround with marble back and hearth, inset coal effect living flame gas fire, T.v. Point, dado rail, coved ceiling and wall mounted lighting, Finished with a gas central heating radiator, door leading to:

BREAKFAST DINING KITCHEN AREA 16'7 x 15'5 (5.05m x 4.70m)



Well appointed L-SHAPED breakfast dining/kitchen with Upvc twin aspect windows overlooking the rear garden. Featuring a modern range of wall and base mounted shaker style units in Cream with satin chrome effect fixings, contrasting laminated working surfaces with matching tiled splash backs. incorporates a stainless steel sink unit with drainer and mixer tap, gas cooker point, plumbing for an automatic washing machine, space for a fridge freezer, built-in dresser unit. Finished with coved ceiling, Telephone point and gas central heating radiator. Upvc door leading to the rear garden, there is a staircase leading to the first floor:

DINING AREA



The dining area is set to the rear aspect with Upvc window over looking the rear patio garden, ample

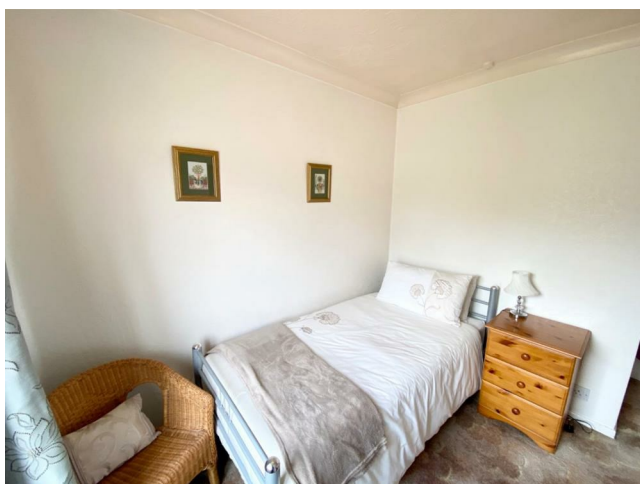
space for dining table and chairs, wall mounted lighting and coved ceiling, useful storage cupboard, gas central heated radiator, finished with partly laminated wood effect flooring, staircase leads to the first floor:

BEDROOM ONE 12'4 x 8'6 (3.76m x 2.59m)



Tastefully appointed double bedroom with Upvc windows to the front aspect. Featuring fully fitted, partly mirrored wardrobes to one wall and a gas central heating radiator:

BEDROOM TWO 10'9 x 9'7 (3.28m x 2.92m)



A second double bedroom with Upvc window overlooking the rear aspect. Finished with coved ceiling and gas central heating radiator:

MODERN SHOWER ROOM 6'3 x 5'4 (1.91m x 1.63m)



Recently fitted, partly tiled modern shower room with Upvc opaque window to side aspect. Consisting of a three piece bathroom suite in white comprising of: walk in double shower cubicle with mains fitted water fall shower, hand wash vanity unit incorporating the low level flush w/c. Finished with wall mounted chrome heated towel rail, extractor and finished with tiled flooring:

TO THE FIRST FLOOR

Staircase leading to the first floor attic bedroom, wall mounted lighting and door leads to:

ATTIC BEDROOM 20'7 x 8'5 (6.27m x 2.57m)



This is a very spacious third bedroom with Upvc windows to the rear aspect and velux window to the front elevation. Comprises of built in mirrored wardrobes with storage cupboards to one wall, extra under eaves storage, recess spotlighting and wall mounted gas central heated radiator:

EXTERNALLY



The property boasts low maintenance raised garden to the front elevation having gravelled frontage and slate chip borders, and flagged seating area, a driveway to the side provides ample off road parking which leading to single detached garage. To the rear of the property, having mainly well maintained, low maintenance flagged garden which offers mature shrub border and fenced/wall boundary. This relaxing environment is ideal for the summer evenings entertaining in the summer months.

GARAGE AND DRIVEWAY

A large driveway provides ample off road parking which leads to a single detached garage with up and over door and lighting:

FURTHER PHOTOS



A selection of photos

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Local schools are: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School.

Conveniently located close to Huddersfield town

centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

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 Or 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.

Council Tax Bands

The council Tax Banding is "B"

Please check the monthly amount on the Kirklees Council Tax Website .

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.

Tenure

This property is Freehold.

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.

Floor Plan

Energy Efficiency Graph



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