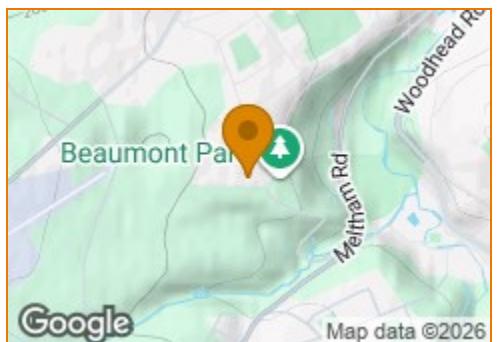


# BOULTONS

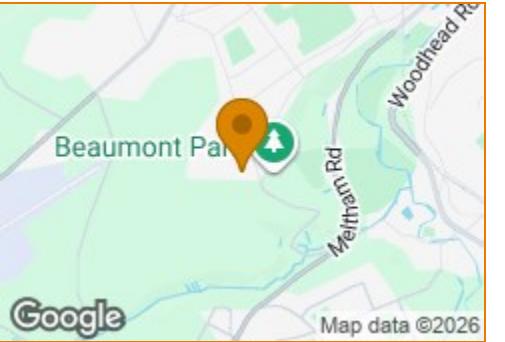
Terrain Map



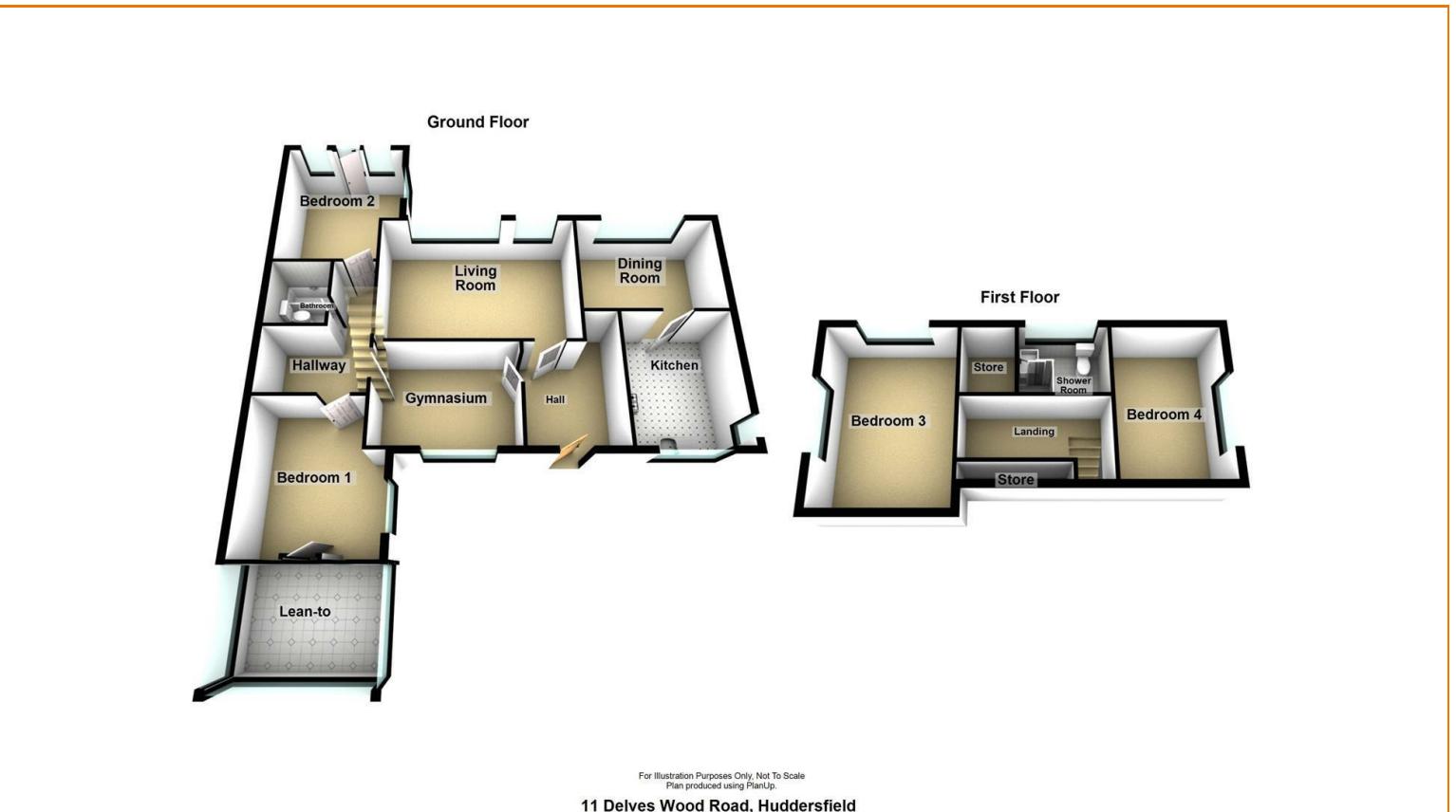
Hybrid Map



Terrain Map



Floor Plan



## Delves Wood Road

Beaumont Park, Huddersfield, HD4 7AS

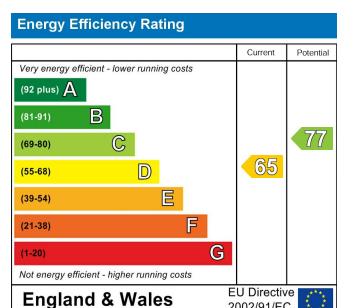
Offers Around £440,000



## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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# Delves Wood Road

Beaumont Park, Huddersfield, HD4 7AS

Offers Around £440,000



Enjoying a superb position in the desirable area of Beaumont Park, this superbly presented house on Delves Wood Road offers an exceptional living experience. With four generously sized bedrooms (2 ground floor and 2 first floor), two well-appointed bathrooms, two separate reception rooms and a contemporary fitted kitchen make this property perfect for families and downsizers seeking comfort, space and style.

The spacious and versatile living arrangements are complimented by an interior that has been thoughtfully designed to create a warm and welcoming atmosphere, making it an ideal home for those who appreciate quality and attention to detail.

One of the standout features of this property is its beautiful wooded backdrop, which not only enhances the aesthetic appeal but also offers a sense of tranquility and privacy. The extensive parkland at Beaumont Park itself is nearby and is perfect for leisurely strolls, outdoor activities, and enjoying nature, making this location particularly attractive for families.

This house is well worthy of a detailed inspection, as it truly offers a perfect blend of modern living and natural beauty. If you are searching for a home that offers both space and a picturesque setting, look no further than this remarkable property on Delves Wood Road.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

8'10" x 8'0"

Accessed via a modern, composite double door with matching side panel with privacy glass, with a turned feature staircase rising to the first floor, a central heating radiator and decorative coving. There is also useful cloaks storage, access to the lounge and home office.

#### LOUNGE

17'3" max x 12'0"

The focal point for the room is a contemporary feature media wall incorporating provision for a wall mounted television and sound bar with modern log effect fireplace and alcove cupboard storage. There is also ambient lighting, a central heating radiator, decorative coving and the room enjoys good levels of natural light via the large uPVC double window overlooking the rear garden and uPVC double glazed French doors allowing access to the rear garden.

#### FORMAL DINING ROOM

12'2" x 8'10"

Overlooking the rear garden and wooded aspect beyond via the uPVC

double glazed picture window. You will also find a central heating radiator, decorative coving and ceiling rose.

#### KITCHEN

11'10" x 8'9"

Fitted with a range of modern wall and base units with complementary working surfaces which incorporate a composite one and a half bowl sink with mixer tap over and there is a four ring induction hob with a glass splashscreen behind and matching contemporary black extraction canopy over. The kitchen is further equipped with a double oven, integrated fridge and there are uPVC double glazed windows positioned to the front and side elevations, a central heating radiator with decorative cover. Access to the exterior is via a composite double glazed door.

#### HOME OFFICE AREA

8'11" x 12'0" max

A versatile area with a range of useful cupboards comprising two double banks. There are two uPVC double glazed widows and a central heating radiator, a short flight of stairs, with spindles, balustrade and newel post on display, descend to the additional ground floor bedroom accommodation.

#### BEDROOM 1

14'1" to the robe x 10'8" max

A generous sized and well presented bedroom with ambient lighting, vertical designer radiator, a range of fitted bedroom furniture a uPVC double glazed window and access door leading out to exterior lean-to.

#### LEAN-TO (used as a gym)

12'8" x 8'9"

Timber framed, single glazed in construction atop a dwarf wall with a patio style flagged finish to the floor.

#### BEDROOM 2

12'0" to robe x 9'0" max

Dual aspect with a uPVC double glazed window to the side elevation and a uPVC double glazed door and window to the rear elevation overlooking the rear garden. There is a central heating radiator and a double sliding door fronted robe with a range of hanging and shelving.

#### BATHROOM

6'1" x 5'5"

With a contemporary white three piece suite comprising panel bath with chrome mono block tap and shower over, low flush wc with push button flush and vanity hand wash basin, also with a chrome mono block tap. There are complementary tiled walls and floor, a chrome heated towel rail, mirror fronted medicine cupboard, aqua board style ceiling with spotlights and an Expelair extractor.

#### FIRST FLOOR

#### BEDROOM 3

10'1" max x 14'2"

Dual aspect with uPVC double glazed windows positioned to the side and rear elevations, range of cupboards complemented by dresser drawers and there is a central heating radiator.

#### BEDROOM 4

11'10" x 8'2" average

Another well presented double bedroom with a uPVC double glazed window positioned to the gable end, a central heating radiator, eaves storage and fitted cupboards/wardrobes.

#### SHOWER ROOM

6'10" x 5'8"

Fitted with a contemporary three piece suite comprising walk-in wet room style shower with main chrome showerhead and hand held attachment, vanity hand wash basin with chrome mono block mixer tap over and a low flush wc. Complementary tiled walls and floor, aqua board style ceiling, a chrome heated towel rail, mirror fronted medicine cupboard and a uPVC double glazed window to the rear elevation with privacy glass inset.

#### LANDING

With two useful cupboard storage areas, loft hatch allowing access to the roof void in the apex of the roof (not inspected at the time of the appraisal).

#### GARAGE

17'10" x 8'6"

Also used as a utility room with plumbing for a washing machine and provision for a drier, Vaillant combination boiler. There is also the fuse board, electricity meter and power and light.

#### GARDEN STORE

6'3" x 5'6"

Attached to the garage is a range of useful storage buildings including this garden store, accessed via a upVC double glazed door and a further door leads through to the workshop area.

#### WORKSHOP/STORAGE AREA

14'9" x 6'3"

Also benefitting from power and light, convenience door leads directly out to the rear garden.

#### OUTSIDE

There are is large garden area to the front of the property with a generous sized tarmacadam driveway behind wrought iron gates, stone flagged patio seating areas, raised beds and planted pockets.

The garden to the rear is largely laid to lawn and boasts an attractive wooded backdrop adding to the sense of privacy. There is a range of flower beds, established evergreens and a patio seating area also to be found in this attractive garden. A garden shed provides additional space for storage.

#### TENURE

We understand that this property is freehold

