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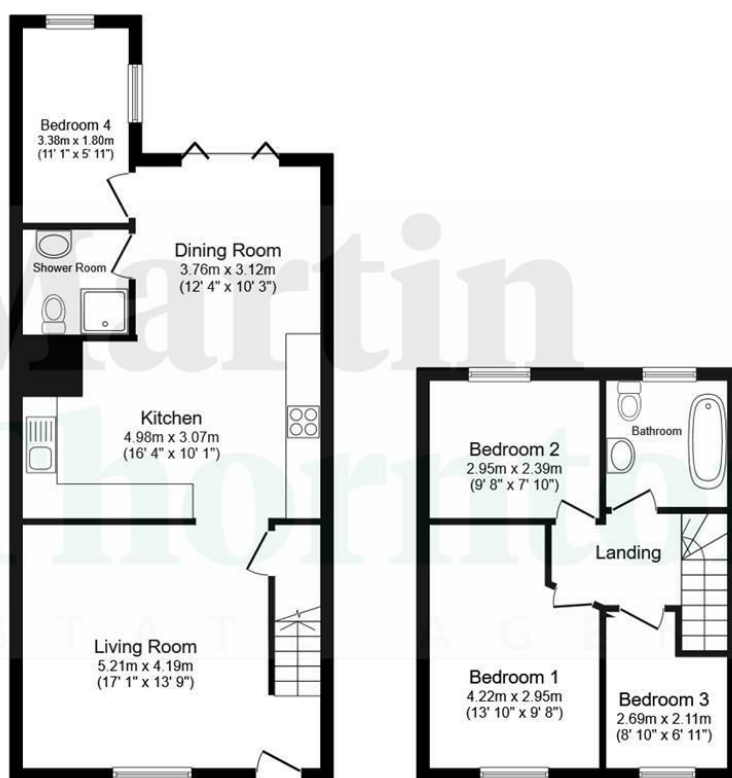
**Woodside Road, Beaumont Park
Huddersfield,**

Offers over £250,000

A superbly appointed, three-bedroom end of terrace property, substantially extended from its original design. It is presented to a high standard throughout, with a gas-fired central heating system and uPVC glazing. The ground floor accommodation comprises a good-sized living room, large open plan dining kitchen with bi-fold doors out into the garden, ground floor shower room and home office/study/potential bedroom. There is a useful cellar for storage. On the first floor are three bedrooms and the stylish house bathroom. Externally, there are gardens to the front and rear, with the rear garden being enclosed with seating areas, lawns and off-road parking. Only by an internal inspection can the accommodation be truly appreciated.

Woodside Road, Beaumont Park Huddersfield,

Floorplan



Ground Floor

Floor area 58.1 sq.m. (626 sq.ft.)

First Floor

Floor area 34.6 sq.m. (373 sq.ft.)

Total floor area: 92.8 sq.m. (998 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Woodside Road, Beaumont Park Huddersfield,

Details



Entrance

An external composite door with an opaque glazed panel and an overhead comprising the house number gives access to the living room.

Living Room

This good-sized and well-appointed reception room is particularly light and bright with a neutral colour scheme. It has oak effect laminate flooring and a staircase with glass panels rising to the first floor. There is a deep stone flagged hearth, home to an electric stove, and provision for a wall-mounted TV. To the front elevation is a uPVC window and there is also a radiator. An internal door leads to a staircase providing access down to cellar, providing useful storage.



Dining Kitchen

This room certainly has the wow factor. It is positioned at the rear of the property and has been substantially extended from the original design, creating a sociable open-plan eating and entertaining space. A three-panelled bi-fold door gives access out into the garden. The kitchen section has wall cupboards and base units with working surfaces, matching upstands and a stainless steel sink with mixer tap. There is a range style cooker with an eight-ring gas hob, ovens beneath and a Bosch canopy style filter hood. Space is available for further appliances, such as a washing machine and dishwasher. The room has ceiling downlighting and a large Velux window above the dining area. The dining area is positioned at the rear of the property and can easily accommodate a large formal dining table. There is also a radiator. Off this room is the downstairs shower room.



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Downstairs Shower Room

This room incorporates a tiled shower cubicle with an overhead waterfall style shower fitting and a hand-held shower attachment. There is an oval wash hand basin set to a unit with a worktop and storage beneath, along with a low-level WC. Within the high ceiling is a Velux window, along with ceiling downlighting, an illuminated mirror, floor tiling and an upright chrome ladder style radiator.



Home Office/Study

This versatile room is positioned at the rear of the property and enjoys a dual aspect with rear and side uPVC windows. It could be used as a ground floor bedroom if required, with the benefit of the shower room next door. There is oak laminate flooring and a radiator.



First Floor Landing

From the living room, the staircase rises to the first floor accommodation.

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Bedroom One

This large double bedroom is positioned at the front of the property and has neutral decor and carpeting. It can accommodate plenty of furniture, has a uPVC window and a radiator.



Bedroom Two

This double bedroom enjoys a pleasant rear aspect via a uPVC window. It also has a radiator.



Bedroom Three

This single double bedroom is positioned at the front of the property and has a uPVC window and a radiator.



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House Bathroom

The stylish house bathroom has a three-piece suite comprising a bath with an overhead waterfall style shower fitting and a hand-held shower attachment, a rectangular hand basin with storage cupboards and a low-level WC. There is appropriate tiling to the floor and walls, an extractor fan, an illuminated mirror and an upright chrome ladder style radiator. To the rear elevation is an opaque uPVC window.



External Details

The front garden has a perimeter wall, a timber gate and a lawned area with flowerbeds. To the rear, the garden is enclosed by walling and fencing. There is a paved patio area adjoining the bi-fold doors, external water and lighting. Steps lead up to a lawned garden area and a wide pathway continues to the end of the garden, where there is a timber gate, a large timber shed and off-road parking.



Tenure

The vendor informs us the property is Freehold.

Woodside Road, Beaumont Park Huddersfield,

Directions

