

martin-thornton.com
01484 508000



Beaumont Street, Netherton Huddersfield,

Offers in the region of
£120,000

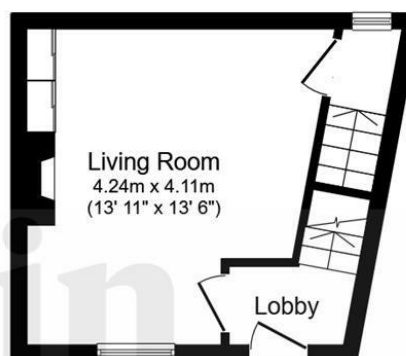
Located close to the centre of this popular village is this mid-terraced home, with the advantage of vacant possession and no onward chain. The accommodation is arranged over three floors with a lower ground floor dining kitchen, living room on the ground floor and, on the first floor, a large double bedroom and bathroom. The first floor could be reconfigured, potentially moving the bathroom, to turn the property into two bedrooms, as many of the neighbouring properties have done. The property has a gas-fired central heating system and majority wooden framed, sealed unit double-glazing. It would make an ideal first home, down-sizer or buy-to-let opportunity.

Beaumont Street, Netherton Huddersfield,

Floorplan



Lower Ground Floor



Ground Floor



First Floor

Total floor area: 59.1 sq.m. (636 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

Beaumont Street, Netherton Huddersfield,

Details



Entrance Lobby

An external timber door with a single-glazed opaque fanlight gives access into the entrance lobby. This has a decorative ceiling archway, a staircase rising to the first floor and a radiator. A panelled stripped internal door opens into the living room.

Living Room

This good-sized reception room has a timber fire surround to the chimney breast, with floor-to-ceiling shelved storage to the right-hand side. It has a sealed unit double-glazed window to the front elevation, deep skirting boards, various wall light points and a radiator. A door leads into the lobby area.



Lobby Area

The lobby has an opaque sealed unit double-glazed window and steps leading down to the lower ground floor, where the dining kitchen can be found.

Dining Kitchen

This room has front and rear sealed unit double-glazed windows, wall cupboards and base units, working surfaces and a stainless steel sink with a single drainer. There is space for a freestanding cooker and a built-in four-ring gas hob. Beneath the worktops, there is space and plumbing for an automatic washer. The boiler for the central heating system is located in this room and there is a useful under stairs storage area. A large formal dining table can easily be accommodated. The room has two beams to the ceiling and a radiator.



First Floor

From the entrance lobby, the staircase rises to the first floor accommodation.

Beaumont Street, Netherton Huddersfield,

Details



Bedroom

This large double bedroom has built-in wardrobes with storage cupboards above and high level storage. There is detailed internal joinery with ornate door architraves, a stripped entrance door and skirting boards. There is also a radiator.



Bathroom

The bathroom has a three-piece suite comprising a timber panelled bath with a shower rail and a wall-mounted independent shower over, a wall-mounted wash hand basin and a low-level WC. There is appropriate tiling to the walls, an opaque sealed unit double-glazed window and a radiator.



External Details

Externally, the property does not have either front or rear gardens and parking is informal on Beaumont Street.



Tenure

**Beaumont Street, Netherton
Huddersfield,**

Details



The vendor informs us that the property is freehold.

Beaumont Street, Netherton Huddersfield,

Directions

