

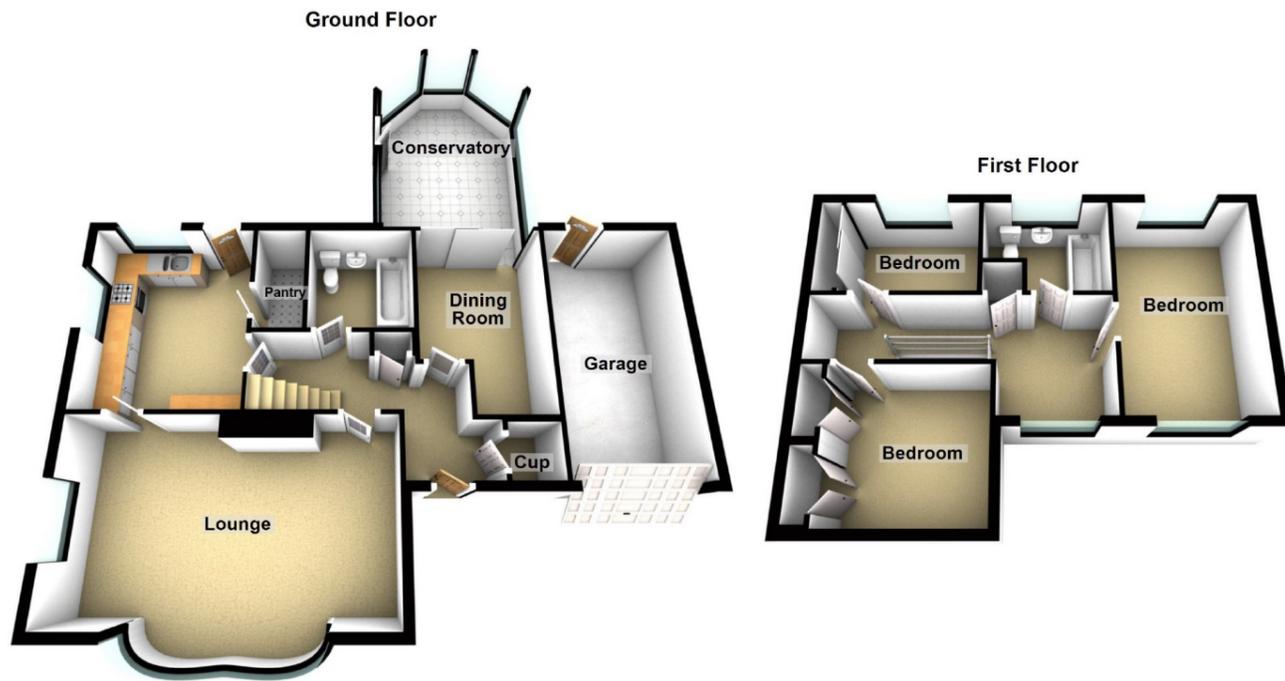
# BOULTONS

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\*\*\*WONDERFUL CORNER PLOT POSITION OVERLOOKING BEAUMONT PARK\*\*\*

Providing ideal accommodation for the family purchaser is this random stone construction detached house. Located to a very enviable corner plot with extensive gardens to 3 sides, driveway and integral garage. Boasting 3 excellent reception rooms, a luxuriously appointed kitchen with granite work surfaces and appliances plus ground floor and first floor bathrooms. Situated just 2 miles from Huddersfield town centre and also accessible to the railway stations at Berry Brow and Lockwood which serve the Huddersfield/Sheffield line. Early viewing is absolutely imperative.

#### GROUND FLOOR

##### HALL

15'8" x 5'2" (4.78m x 1.57m)

Accessed via the main front entrance door, the hall has laminate flooring, an open tread staircase leading to the first floor and doors to the following rooms:

##### BATHROOM

7'3" x 7'0" (2.21m x 2.13m)

Fitted with a white 3 piece suite comprising panelled bath, vanity sink unit, concealed cistern low level wc. Also having tiling to the walls and floor, window to the rear and heated towel rail.

##### DINING ROOM

14'2" x 8'6" (4.32m x 2.59m)

Having a radiator and double glazed patio doors leading to the:

##### CONSERVATORY

15'7" x 13'5" (4.75m x 4.09m)

An excellent addition to the property, having laminate flooring, radiator, 2 fitted wall light points, opening roof light and door leading to the extensive rear garden.

##### SITTING ROOM

20'7" x 12'2" (6.27m x 3.71m)

Positioned at the front of the property and enjoying lovely views across Beaumont Park, the lounge has windows to the front and side elevations, 2 radiators and a door leading through to the:

##### KITCHEN

12'9" x 10'9" (3.89m x 3.28m)

Equipped with an excellent range of base and wall units in a white gloss finish with contrasting dark granite work surfaces over and having a 1½ bowl sink unit with mixer tap. Integrated appliances include a 4-ring induction Neff hob, built-in electric oven and integrated washing machine. The kitchen also has windows to the side and rear elevation, a rear entrance door leading to the garden and a very useful pantry.

#### FIRST FLOOR

##### LANDING

25'0" x 6'0" (7.62m x 1.83m)

An excellent space which could double as a home office area/study, also having a built-in cupboard, window to the front and radiator. Doors give access to the following rooms:

##### BEDROOM 1

12'0" x 9'1" (3.66m x 2.77m)

A double bedroom positioned at the front of the house with 4 double wardrobes, 2 windows overlooking the park and radiator.

##### BEDROOM 2

13'8" x 9'0" (4.17m x 2.74m)

Another double bedroom with dual aspect windows to both the front and rear and also having a radiator.

##### BEDROOM 3

9'3" x 6'6" (2.82m x 1.98m)

A generous single bedroom again having built-in wardrobes with floor-to-ceiling doors, window to the rear and radiator.

##### BATHROOM

8'6" x 6'6" (2.59m x 1.98m)

Fitted with a 3 piece white suite comprising panelled bath, vanity sink unit and concealed cistern low level wc, also having tiling to the floor and walls, a heated towel rail and window to the rear.

##### OUTSIDE

The property has a driveway leading up to a single integral garage with a manual up-and-over door and power and light supply. To the front and side of the property are private lawned gardens with hedge boundaries and to the rear of the house is an extensive level lawned garden with very well stocked shrub borders.

##### TENURE

We believe the subject property to be a freehold arrangement. Further information is available upon request via our client's legal representative.

##### EPC RATING TBC

##### COUNCIL TAX BAND D

