

**49 WOODSIDE ROAD  
BEAUMONT PARK  
HUDDERSFIELD  
HD4 5JF**

**RESIDENTIAL SALES**

Offers In The Region Of

**£495,000**



- **SUBSTANTIAL 4 BEDROOM STONE BUILT DETACHED**
- **3 RECEPTION ROOMS**
- **DRIVEWAY WITH AMPLE OFF ROAD PARKING AND GARAGE**
- **EXTENSIVE REAR GARDEN**
- **EN SUITE TO THE MASTER BEDROOM**
- **IN EXCESS OF 1,800 SQFT OF ACCOMMODATION**



*Dating back to the 1930's and being attractively positioned on an extensive, enviable plot is this stone built 4 bedroom executive detached residence. Boasting in excess of 1,800 sqft of accommodation incorporating a wonderful sun/garden room that enjoys a pleasant aspect over the substantial south-east facing rear garden, this home retains a wealth of features that include mullion style bay windows and ceiling coving. Featuring an en-suite to the master bedroom and separate utility room, this home also provides an integral single garage and generous block paved driveway to the front which provides ample off road parking. Being set amongst similar sized properties in the well established residential location of Beaumont Park, it is ideally situated to be served by a range of local amenities including primary and secondary schools alike. Energy Rating: D*

#### **The accommodation briefly comprises:-**

##### **GROUND FLOOR:**

Enter the property through a uPVC double glazed door into:-

##### **Entrance Hall**

With stained glass windows, central heating radiator and an ascending staircase. Access can also be gained to understairs storage space which is accessed down 3 steps and has built-in shelving, it also houses the water meter.



##### **Dining Room**

4.67m x 3.94m (15'4" x 12'11")

Situated to the front of the property, this generous reception room is fitted with a coal effect gas fire set into a complementary marble effect hearth and decorative surround. There is also a bay window with uPVC double glazed mullions, a central heating radiator and double doors which give access to the lounge.



##### **Lounge**

3.96m x 3.91m (13'0" x 12'10")

The main focal point of the room is a coal effect gas fire set into a complementary surround and hearth. There are 4 wall lights, 2 central heating radiators and a set of French doors which give access to the rear garden room.



##### **Garden Room**

3.35m max. x 5.16m max. (11'0" max. x 16'11" max.)

A superb addition to the property, this room enjoys views over the rear garden. With uPVC double glazing, sliding patio doors, central heating radiator and glazed roof light.



## **Breakfast Kitchen**

4.29m x 2.39m plus 2.39m x 3.28m (14'1" x 7'10" plus 7'10" x 10'9")



A generous breakfast kitchen which has a range of wall, drawer and base units with granite working surface, tiled splashbacks and an inset 2 pan sink with adjoining drainer. There are integrated appliances including eye-level Bosch electric oven, AEG microwave, 4 ring Bosch induction hob with overhead extractor hood, dishwasher and under counter fridge. There is a uPVC double glazed window to the rear elevation, central heating radiator, peninsula breakfast bar and double glazed door leading out to the garden at the side.



## **Utility Room**



## **Utility Room**

2.51m x 2.46m (8'3" x 8'1")

Situated off the kitchen, this room has been fitted with a range of wall and base units with granite effect worktop, tiled splashbacks, integrated washer/dryer and an inset stainless steel sink. There is an under counter fridge, under counter freezer, central heating radiator and a uPVC double glazed window to the side elevation.

## **Cloakroom/WC**

Furnished with a low flush WC, wall hung sink and a single glazed timber framed stained glass window to the side.

## **FIRST FLOOR:**

### **Landing**

Providing loft access by way of a ceiling hatch with timber drop down ladder. The loft is part boarded, provides storage and has a light.

### **Master Bedroom**

6.02m x 2.84m (19'9" x 9'4")

A generous master bedroom which enjoys views to the rear. There is a central heating radiator and door accessing the en suite.



### **En suite Shower Room**

Furnished with a 3 piece suite comprising low flush WC, vanity wash basin with cupboard beneath and adjacent drawer storage, together with a double width walk-in shower enclosure. There is a uPVC double glazed window to the front elevation and heated towel rail.



## En suite Shower Room



## Bedroom 2

3.94m x 3.99m (12'11" x 13'1")

Having plenty of natural light through the glazed mullion style windows. There is also a central heating radiator and built-in wardrobes which provide hanging and shelving space.



## Bedroom 3

3.96m x 3.63m (13'0" x 11'11")

Located to the rear of the property, having a uPVC double glazed window overlooking the rear garden and views beyond. There is a central heating radiator and built-in wardrobes with sliding doors which provide hanging and shelving space, dressing table and drawer storage.



## Bedroom 4/Study

2.41m x 2.29m (7'11" x 7'6")

Currently utilised as a study by the current vendors, this room has been fitted with a range of furniture to include 2 desk areas and a mixture of drawers and cupboards. There is also a central heating radiator and a uPVC double glazed mullion style window to the front elevation.

## Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, vanity sink with cupboard beneath and panelled bath with overhead shower. There are 2 upVC double glazed windows to the rear elevation, heated towel rail, fully tiled walls and a useful airing cupboard which houses a radiator.

## OUTSIDE:

To the front of the property a set of gates create entry to the block paved driveway which in turn gives access to the single garage with roller shutter door. To the front there is also grass edging and mature hedge/shrub borders. Access can be gained down both sides of the property to the rear, where there is a well appointed landscaped garden which enjoys a good degree of privacy. Accessed from the side/garden room is a paved patio area with wrought iron balustrade and steps which lead down to the lower section of garden. The lower section has an additional paved seating area, shaped lawns, paved path, range of mature well stocked flowerbed borders, mature shrubs and trees and greenhouse. The rear garden is enclosed by timber and hedgerow boundaries.

## COUNCIL TAX BAND:

F

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## VIEWING:

Contact the agents.

## MORTGAGES:

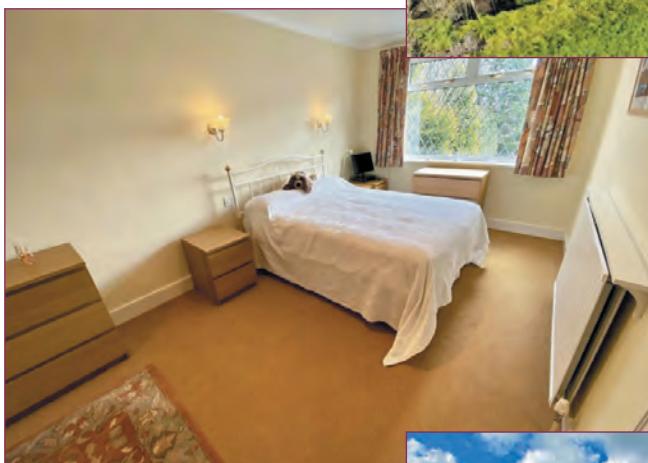
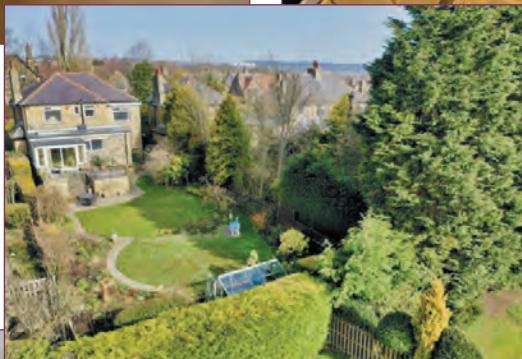
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## ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and proceed to the traffic lights at Lockwood Bar. Continue straight ahead in to Meltham Road and then take a right hand fork in to Hanson Lane. Take a right hand turning in to Moor End Road and immediately left into Woodside Road and proceed along this road where the property can be found on the left hand side identified by a Bramleys for sale board.

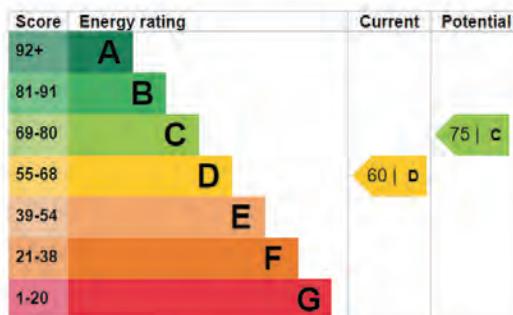




## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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