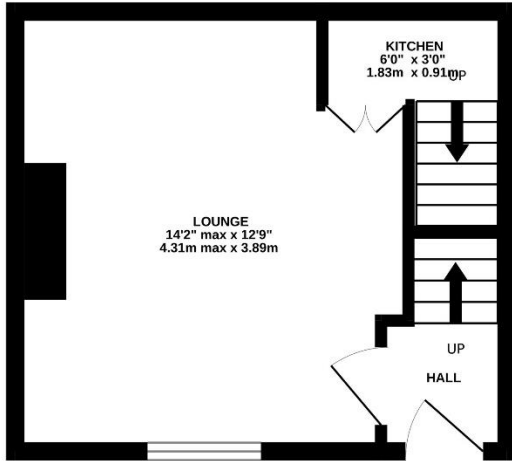


Simon Blyth
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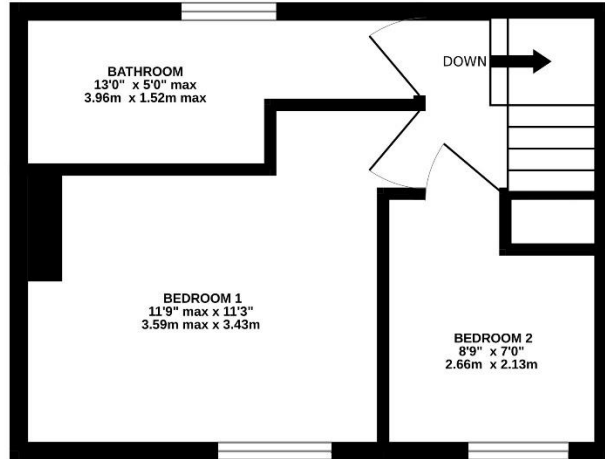


BEAUMONT STREET, NETHERTON, HD4 7HD

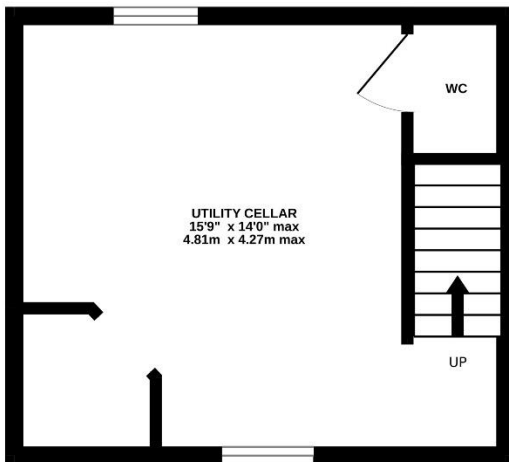
GROUND FLOOR



1ST FLOOR



BASEMENT



BEAUMONT STREET

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

A STONE CONSTRUCTION, MID-TERRACE HOME, SITUATED IN THE POPULAR RESIDENTIAL VILLAGE OF NETHERTON, A SHORT DISTANCE FROM THE HIGH STREET, WITH PLEASANT WALKS NEAR BY AND CONVENIENTLY POSITIONED WITH DIRECT ROUTES INTO THE HOLME VALLEY. THE PROPERTY OFFERS VERSATILE ACCOMMODATION WITH POTENTIAL TO CONVERT THE LOWER GROUND FLOOR (SUBJECT TO NECESSARY CONSENTS). VIEWINGS ARE ADVISED TO SEE THE POTENTIAL ON OFFER.

The property accommodation briefly comprises entrance, lounge, and kitchen to the ground floor. To the lower ground floor is a useful utility/cellar with coal hall and a separate WC. To the first floor there are two bedrooms and the house bathroom. Externally the property is accessed directly from Beaumont Street to the front and has a pedestrian access for maintenance of the rear external wall.

Offers Around £140,000

ENTRANCE HALL

Enter the property through a multipaneled timber door into the entrance. There is a double-glazed window to the front elevation, a staircase rises to the first floor with wooden banister and a multipaneled door proceeds into the lounge.

LOUNGE

Measurements – 14'2" max x 12'9"

As the photography suggests, the lounge is a generously proportioned light and airy reception room which features a double-glazed window to the front elevation. The room features decorative coving to the ceiling, a central ceiling light point, wall light point and there are timber beams on display. There are twin doors which provide access to the kitchen, a radiator and the focal point of the room is the living flamed gas fireplace with attractive cast iron inset and set upon a tiled hearth.





KITCHEN

Measurements – 6'0" x 3'0"

The kitchen features a range of fitted wall and base units which incorporate a single bowl stainless steel sink and drainer unit with chrome taps. There are tiled walls, a ceiling light point and an electric cooker point. The kitchen then features a stone stairwell which descends to the lower ground floor with wooden banister and there is useful shelving for additional storage.

LOWER GROUND FLOOR

Taking the stone stairwell from the kitchen you reach the lower ground floor which is a large dual aspect room with a large window to the front elevation and a bank of windows to the rear elevation both of which have obscure glazed inserts. As the photography suggests the lower ground floor is a fabulously, proportioned space which has a variety of potential uses. Currently it features Yorkshire stone flagged flooring and there are exposed timber beams, batons, and floorboards on display. Additionally, there is a window to the front elevation with obscure glass, a ceiling light point, radiator, and the original stone slab keeping table. The lower ground floor has a pedestal wash hand basin and has plumbing and provisions for an automatic washing machine, and it houses the wall-mounted combination boiler. There is a multipaneled timber door which provides access to the separate w.c.



SEPERATE W.C.

The seperate w.c. features a low-level w.c. with high pull chain system. There is a wall light point and a window to the rear elevation with obscure glass.

FIRST FLOOR LANDING

Taking the staircase from the entrance you reach the first-floor landing which features multipaneled timber doors providing access to two bedrooms and the house bathroom. There is a ceiling light point and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

Measurements – 11'9" max x 11'3"

Bedroom one is a generously proportioned double bedroom which enjoys a great deal of natural light which cascades through the double-glazed window to the front elevation. The room features a ceiling light point and the focal point of the room is the cast iron decorative fireplace with attractive mantel surround.



BEDROOM TWO

Measurements – 8'9" x 7'0"

Bedroom two again enjoys a great deal of natural light with a double-glazed window to the front elevation. There is a ceiling light point and radiator and bespoke book shelving / display shelving over the bulkhead for the stairs.



HOUSE BATHROOM

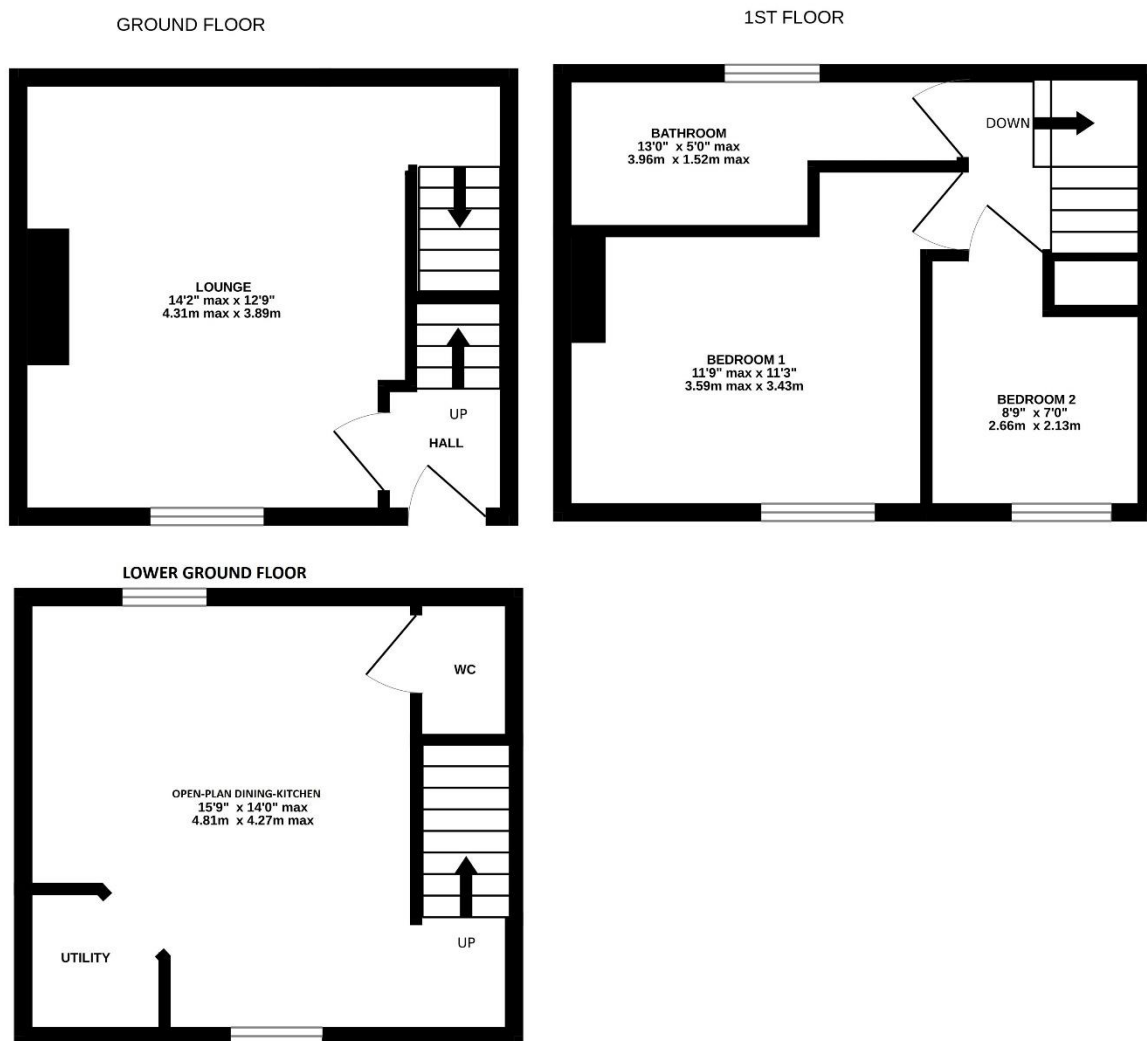
Measurements – 13'0" x 5'0" max

The house bathroom features a white three-piece-suite which comprises a broad pedestal wash hand basin with chrome monobloc mixer tap, a low level w.c. and a panelled bath with shower head mixer tap and shower glazed shower guard. There are tiled walls to the splash areas and to dado height, a ceiling light point, radiator, and a bank of double-glazed windows with obscure glass to the rear elevation.



ADDITIONAL INFORMATION

Please note the property does have potential to convert the lower ground floor and utilise the space as an open-plan dining-kitchen. This will open the lounge to create a larger reception room to the ground floor. We have attached a proposed floorplan for reference. (The attached is for illustrative purposes and all necessary work is subject to necessary consents).



PROPOSED FLOORPLAN WITH CONVERTED LOWER GROUND FLOOR
BEAUMONT STREET

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ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Freehold
Local authority – Kirklees Council
Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00



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Sunday - 11:00 to 16:00



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