

50 Woodside Road,  
Beaumont Park HD4 5JR

OFFERS AROUND  
£250,000



BURSTING WITH POTENTIAL, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT, LARGE GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 4'5" apx x 3'3" apx**

Accessed from the driveway through a UPVC door is this handy porch ideal for removing outdoor clothing and a door leads through to the entrance hallway.

### **HALLWAY**

You enter into the welcoming entrance hallway with space to store outdoor clothing and shoes in the understairs storage cupboard and doorways lead through to the lounge, dining room, kitchen and a timber quarter landing staircase ascends to the first floor landing.



### **LOUNGE 12'11" apx x 12'0" max**

This light and airy room has a decorative stone fireplace housing a gas fire, a great amount of space to accommodate free standing furniture, two windows which give a view of the front garden and a door leads back through to the entrance hallway.



### **DINING ROOM 10'11" apx x 9'11" max**

A great space for entertaining, with ample space for a dining table, chairs and freestanding furniture. Two windows give a view of the rear garden and a door leads through to the hallway.



### **KITCHEN 15'7" apx x 8'6" apx**

The kitchen is fitted with a range of cream and sage timber wall and base units, complimentary roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap over. There is space for a large freestanding gas oven, fridge, freezer and there is plumbing for a washing machine and dishwasher. Tile flooring flows underfoot, a window overlooks the rear garden and doors lead through to the hallway and through to the breakfast room.



### **BREAKFAST ROOM 13'3" apx x 6'2" apx**

This versatile room could be used as a breakfast room, home office or child's playroom and is flooded with natural light through its window and patio doors which open to the garden. There is vinyl flooring underfoot, spotlighting to the ceiling and a stable door opens to the kitchen.



### **FIRST FLOOR LANDING**

A quarter landing staircase ascends from the entrance hallway, passing a decorative window allowing natural light to flow through the space to the first floor landing where there is a hatch giving access to the part boarded loft via integral loft ladder and doors lead to three bedrooms, a handy storage cupboard and the house bathroom.

### **BEDROOM ONE 12'11" apx x 12'2" max**

Positioned to the front of the property, overlooking the garden and street scene beyond is this generously sized double bedroom with ample space for freestanding bedroom furniture, a curtained wardrobe space, timber floorboards underfoot and a door leads to the landing.



### **BEDROOM TWO 10'11" apx x 10'0" max**

Another good size and neutrally decorated double bedroom positioned to the rear of the property. This light and airy room has two windows with pleasant views over the garden and fields beyond, space for freestanding furniture, timber flooring underfoot and a door leads to the landing.



### **BEDROOM THREE 10'4" max into doorway x 8'9" apx**

This bright single bedroom has room for freestanding furniture, a fitted wardrobe, a view over the rear garden, fields beyond and a door leads to the landing.



### **BATHROOM 6'6" max to fitted storage x 5'6" apx**

Comprising of a bath with shower over and glass screen, pedestal hand wash basin and low level W.C this bathroom is fully tiled, has vinyl flooring and a floor to ceiling storage cupboard ideal for storing towels and toiletries. A door leads to the landing.



## REAR GARDEN

Accessed from the driveway and the breakfast room is this good size garden which has a range of spaces to enjoy. A patio area ideal for outdoor dining, with raised flowerbeds, mature shrubs and bushes separating the spaces. Stone steps descend to a lawn with ample space for garden furniture.



## EXTERNAL FRONT AND DRIVEWAY

You enter the driveway through double wrought iron gates which has space for multiple vehicles and outbuildings if desired. The driveway area is surrounded by shrubs, bushes and a good size lawn to the side provides an area to sit out.



**VIEW FROM THE REAR**



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

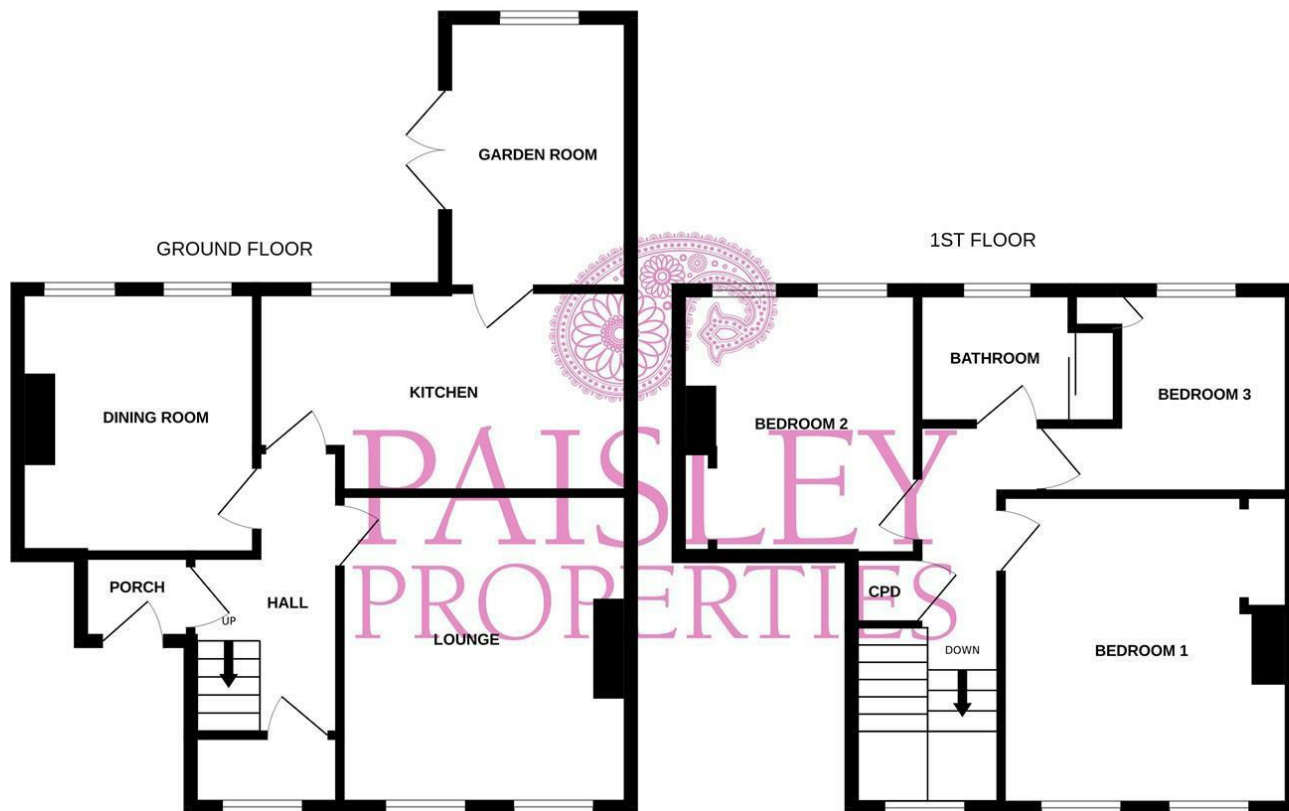
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

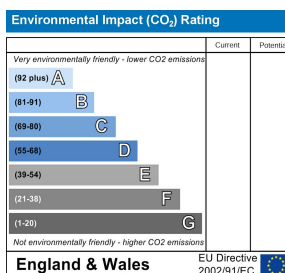
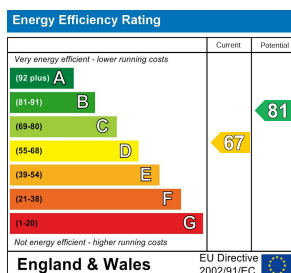
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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