54 Butternab Road, Beaumont Park HD4 7AZ

OFFERS AROUND £280,000















SAT ON A LOVELY CORNER PLOT, A STONES THROW FROM BEAUMONT PARK... THIS THREE BEDROOM LINK DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED GARDENS, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY




You enter the property through a upvc door into a welcoming entrance hallway with laminate flooring underfoot. There is space to remove outdoor clothing and doors lead through to the living dining room, kitchen, ground floor W.C and an understairs cupboard provides storage for house hold items. A staircase ascends to the first floor landing.

LIVING DINING ROOM 15'2" max x 20'0" max




This impressive size reception room has a large window and sliding patio doors which open to the rear garden and floods the room with natural light. The room is neutrally decorated and has ample space for freestanding living room and dining furniture. Laminate flooring flows underfoot and a marble fireplace with an electric coal effect fire gives a lovely focal point to the room. A door leads back through to the hallway.




KITCHEN 9'6" max x 8'6" max




The kitchen is fitted with a range of timber effect wall and base units with contrasting work tops, tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, a four ring gas hob with extractor fan over, a dishwasher and plumbing for a washing machine. Tile flooring flows underfoot and a doorway opens to the hallway.

GROUND FLOOR W.C 5'6" max x 5'1" max





This handy cloakroom is fitted with a pedestal hand wash basin with mixer tap, low level W.C, chrome towel radiator and contrasting tile flooring underfoot. An obscure glazed front window allows light to flow through the space and a door opens to the entrance hallway.

FIRST FLOOR LANDING





Stairs ascend from the entrance hall to the first floor landing, a window lets natural light flow through and doors open to three double bedrooms and the house bathroom. A double cupboard provides storage and houses the boiler. A hatch gives access to the loft.

BEDROOM ONE 14′10″ max x 9′7″ max




This extremely spacious double bedroom has ample space for freestanding furniture. A window gives a pleasant view of the rear garden below and a door leads to the landing.

BEDROOM TWO 11′9″ max x 10′0″ max




Another good size double bedroom is located to the rear of the property, has ample room for bedroom furniture and overlooks the garden below. A door leads to the landing.

BEDROOM THREE 9'6" max x 8'9" max





Positioned to the front of the property with fantastic views over to Beaumont Park from its window is a third double bedroom which has space for furniture and a door leads to the landing.



BATHROOM 6'3" max x 5'9" max





This modern house bathroom is fitted with a three piece white suite including a spa bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has complementing vinyl floor underfoot, a front obscure glazed window, chrome heated towel rail and a door leads to the landing.

REAR GARDEN



Accessed from a pathway from the front of the property, the living dining room patio doors and the garage utility room is this lovely South facing garden. Mainly laid to lawn with a patio area ideal for dining out and with plenty of space for garden furniture and a timber outbuilding if desired.





EXTERNAL FRONT, GARAGE, DRIVEWAY AND UTILITY ROOM



Sat on a good size corner plot, the front and side of the property has an attractive lawned garden with raised flower bed borders and well maintained hedging. A driveway provides parking for two vehicles and a garage with an electric roller door has power, light and a door which opens to a utility room. The utility room has plumbing for a washing machine, space for an extra fridge/freezer and tumble dryer if required. A door opens to the rear garden. (8ft max x 6ft4 max)





VIEWS TO BEAUMONT PARK





***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band C

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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.

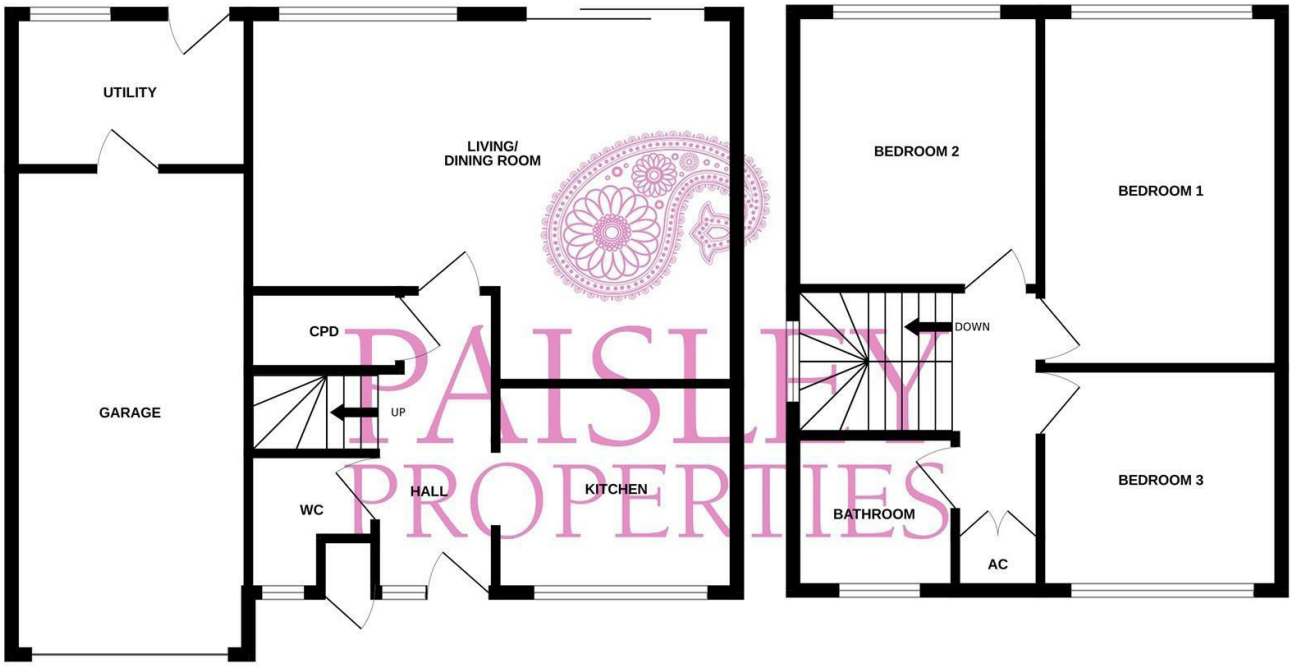
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

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.

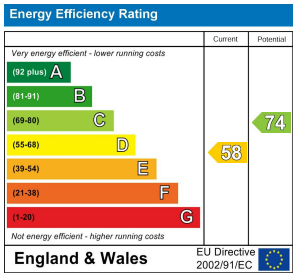
GROUND FLOOR

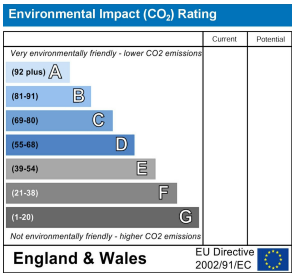
1ST FLOOR



PAISLEY PROPERTIES

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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