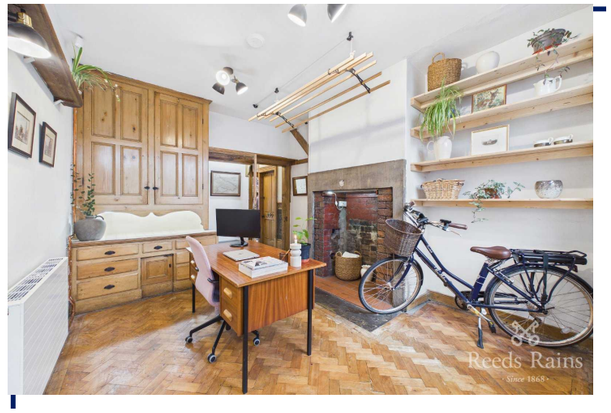
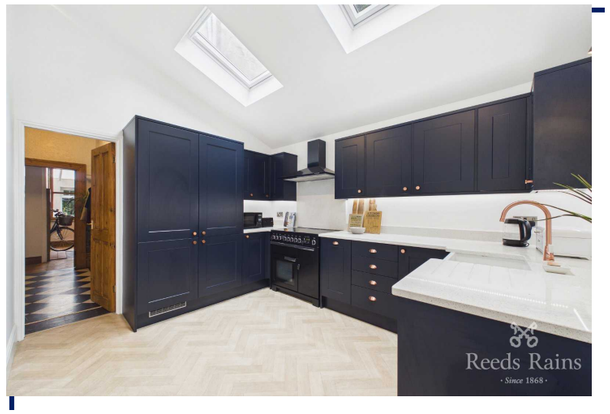
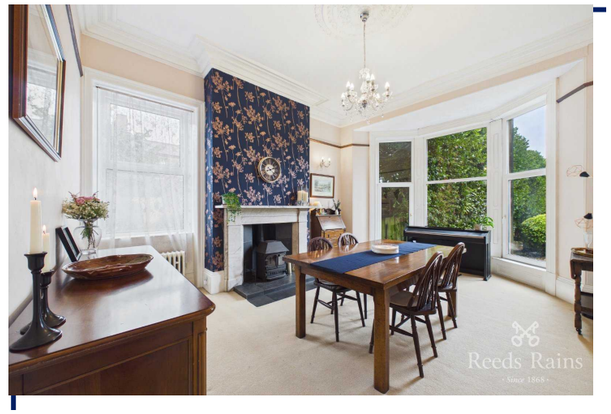




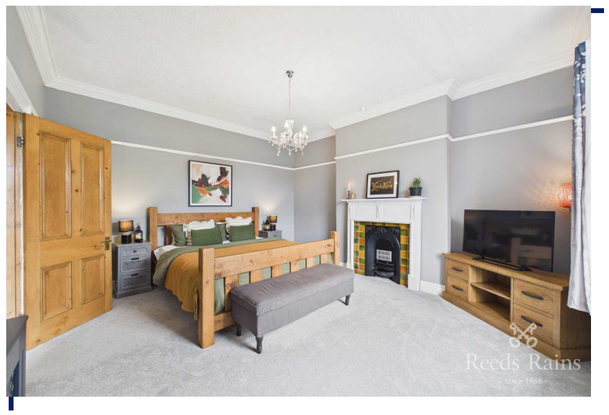












Beech Street, Huddersfield, West Yorkshire, HD1

Asking Price: £400,000
Freehold

Reeds Rains

reedsrains.co.uk

Beech Street, Huddersfield, West Yorkshire, HD1

Asking Price: £400,000 Freehold

Council Tax Band: E
EPC Rating: D

A HUGLEY IMPRESSIVE and IMMACULATELY PRESENTED 3/4 bedroom STONE BUILT DETACHED PERIOD STYLE RESIDENCE which enjoys a SECLUDED, ENCLOSED PLOT with ESTABLISHED GARDENS and LARGE DRIVEWAY/PARKING, all located within this POPULAR and CONVENIENT RESIDENTIAL LOCATION.

Property Description
Making an ideal purchase for any growing family, this SUPERB PERIOD HOME, tastefully blends a host of period features with modern influences to offer a DELIGHTFUL HOME of charm, character and space. The property offers generous rooms which offer excellent space and flexibility and also includes a MODERN STYLISH SHAKER STYLE FITTED KITCHEN, STYLISH MODERN PERIOD STYLE BATHROOM and additional SHOWER ROOM, GAS FIRED C/H and uPVC D/G. Externally, the property enjoys a fully enclosed and secluded corner plot, with established lawn gardens and patio and a large driveway with parking for numerous vehicles. Standing in a prominent location, the property is a short distance from Greenhead Park and is well placed for numerous local amenities, Public Transport links and for access to the Town Centre, Hospital, University and the M62. FULL INSPECTION A MUST!!

Ground Floor

Entrance Porch
Opening with a uPVC door and fitted with a tiled floor.

Entrance Hall
A formal Reception hall opens with a timber and glazed door and features a period style radiator, ceiling cornace and dado rail and providers a spindle staircase which rises to the First Floor. Access is available down to a useful Vaulted Keeping Cellar.

Living Room
15'1" x 14'11" (4.6m x 4.55m)
An impressive and spacious Reception Room featuring a multi-fuel open fire which is set on a tiled hearth with a timber surround, ceiling cornace, 2 period style radiators and a large uPVC double glazed bay window.

Dining Room
18'5" x 13'5" (5.61m x 4.1m)
A second spacious Reception Room again featuring a multi-fuel open fire which is set on a tiled hearth with a marble surround, ceiling cornace and central rose, a large uPVC double glazed bay window and additional second uPVC side window..

Kitchen
12'2" x 9'11" (3.7m x 3.02m)
Fitted with a selection of stylish modern Shaker style base and wall units with a working area incorporating a Belfast style sink with mixer taps above. Including a free-standing Stove style cooker with extractor hood above, integrated fridge, freezer and dish-washer. Fitted with a panelled radiator, two Velux double glazed window and Composite entrance door.

Utility Room/Cloaks WC
8' x 6'8" (2.44m x 2.03m)
Fitted with base units incorporating a stainless steel sink with mixer taps, plumbing for an automatic washing machine, a low flush WC and heated towel rails.

Snug/Study
13'8" x 11'2" (4.17m x 3.4m)
A useful and flexible room, ideal for a Home Office and featuring a rustic brick fireplace, original storage cupboards, desk and drawers, a single radiator and single glazed sash window.

Sun Lounge/Gym
10'6" x 9'9" (3.2m x 2.97m)
Again offering flexible use and featuring a stone flagged floor and uPVC French doors opening directly to the garden.

First Floor Landing
A split level landing includes a fixed independent staircase which rises to the Attic.

Bedroom 1
15'1" x 15' (4.6m x 4.57m)
Featuring a Cast iron fireplace, period style radiator, ceiling cornace, picture rail and a uPVC double glazed window.

Bedroom 2
15'1" x 13'10" (4.6m x 4.22m)
Featuring a Cast iron fireplace, period style radiator, ceiling cornace, picture rail and a uPVC double glazed window.

Bedroom 3
11'2" x 11'2" (3.4m x 3.4m)
Featuring a Cast iron fireplace, period style radiator and a uPVC double glazed window.



For full EPC please contact the branch.

Bathroom
8' x 6'6" (2.44m x 1.98m)
Fitted with a traditional white three piece suite comprising panelled bath with mixer taps, high flush WC, hand wash basin, ceramic wall tiling, a period style radiator, spotlights recessed to the ceiling and a uPVC double glazed window.

Shower Room
7'3" x 6'4" (2.2m x 1.93m)
Fitted with a three piece suite comprising corner Shower cubicle, pedestal wash basin, ceramic wall tiling, a period style radiator and a uPVC double glazed window. The could offer the option to convert back to a 4TH BEDROOM if preferred.

Second Floor

Attic
Offering excellent scope and development potential and housing the central heating boiler and two Velux double glazed windows.

Outside



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk