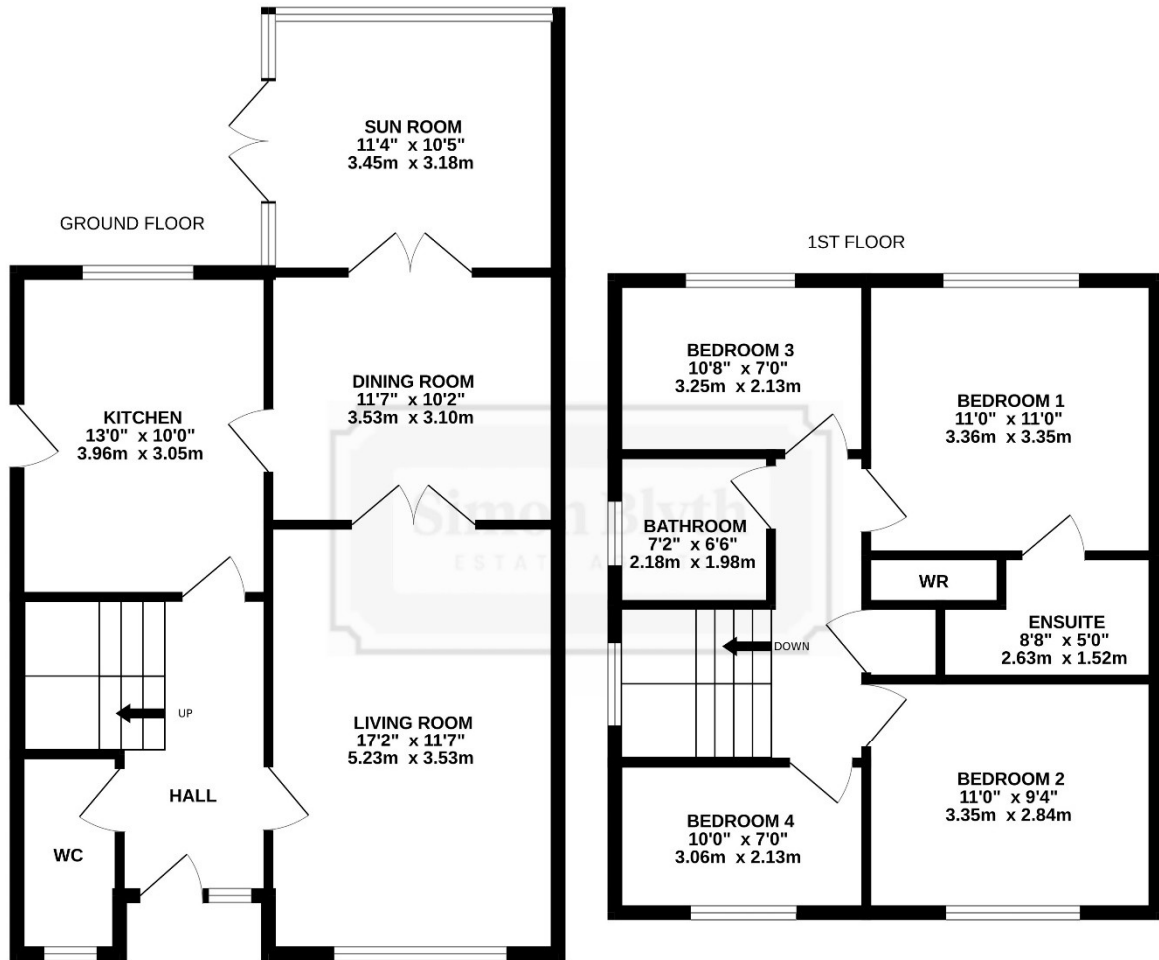




**3 Woodleigh Grove, Beaumont Park, Huddersfield, HD4 7AN**

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WOODLEIGH GROVE

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

Situated on a small Cul de sac, modern stone built four bedroomed detached family house with attractively presented accommodation arranged over two floors together with gardens (south facing to the rear), two car driveway and garage with electric up and over door.

The property is situated close to the park, Ofsted outstanding Moor End Academy and a short drive to Huddersfield Town Centre. The accommodation is served by a gas central heating system, uPVC double glazing, security alarm CCTV to front side and rear and briefly comprising to the ground floor entrance hall, downstairs w.c, living room, dining room, sun lounge and kitchen. First floor landing leading to four bedrooms with master ensuite and family bathroom.

**Offers Around £395,000**

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## GROUND FLOOR

### ENTRANCE HALL

This has a composite panelled and frosted double glazed door with adjacent frosted double-glazed window all of which provide this area with natural light. There is a ceiling light point, ceiling coving, central heating radiator, dado rail and to one side a spindled return staircase rises to the first floor together with a useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



### DOWNSTAIRS WC

*Measurements- 7'9" x 3'10"*

With a frosted uPVC double glazed window, ceiling light point, half tiled walls, central heating radiator, laminate flooring and fitted with a suite comprising pedestal wash basin and low flush w.c.

## LIVING ROOM

Measurements- 17'2" x 11'7"

This is the first of three reception rooms and has a uPVC double glazed window looking out over the front garden, there is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room there is fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth. To the rear of the living room there are twin timber panelled doors giving access to the dining room.



## DINING ROOM

Measurements – 11'7" x 10'2"

This can also be accessed from the kitchen and has a ceiling light point, ceiling coving, central heating radiator and twin timber and glazed doors opening into the sun lounge.



## SUN LOUNGE

*Measurements – 11'4" x 10'5"*

With aluminium double-glazed windows and French doors with a pleasant aspect over the rear garden and with views to one side across to Castle Hill. There is a ceiling light point, ceiling coving, central heating radiator and laminate flooring.



## KITCHEN

*Measurements – 13'0" x 10'0"*

This is accessed from the hallway or dining room and has a uPVC double glazed window looking out over the rear garden together with a composite panelled and frosted double glazed door to one side. There are inset ceiling spotlights and fitted with a range of white gloss base and wall cupboards, drawers and these are complimented by contrasting overlying worktops with tiled splashbacks. There is an inset one and half bowl single drainer stainless steel sink with chrome mixer tap, four ring gas hob with extractor hood over, electric double oven, plumbing for dishwasher, plumbing for automatic washing machine, central heating radiator and with a wall mounted Potterton gas fired central heating boiler.



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## FIRST FLOOR

### LANDING

With ceiling light point, ceiling coving, loft access which is partly boarded. There is also a cylinder and airing cupboard. From the landing access can be gained to the following rooms: -

### BEDROOM ONE

*Measurements- 11'0" x 11'0"*

This has a uPVC double glazed window with views to the rear which to one side stretch across to Emley Moor Mast and Castle Hill. There is a ceiling light point, central heating radiator and part mirror fronted white gloss wardrobes together with recessed mirror fronted sliding door wardrobes. To one side a door gives access to an en-suite shower room.



## EN-SUITE SHOWER ROOM

*Measurements- 8'8" x 5'0"*

With a frosted uPVC double glazed window, inset ceiling spotlights, central heating radiator, cream floor to ceiling tiled walls and fitted with a suite comprising wall hung handwash basin with chrome monobloc tap, low flush w.c and shower cubicle with chrome shower fitting incorporating fixed shower rose and separate hand spray.



## BEDROOM TWO

*Measurements- 11'0" x 9'4"*

With a uPVC double glazed window looking out over the front garden, ceiling light point and central heating radiator.



## BEDROOM THREE

*Measurements- 10'0" x 7'0"*

This is situated adjacent to bedroom one and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point and central heating radiator.



## BEDROOM FOUR

Measurements- 10'0" x 7'0"

This is situated adjacent to bedroom two and has a uPVC double glazed window looking out over the front garden together with ceiling light point and central heating radiator.



## FAMILY BATHROOM

Measurements- 7'2" x 6'6"

With frosted uPVC double glazed window, inset ceiling spotlight, extractor fan, floor to ceiling tiled walls, laminate flooring, central heating radiator and fitted with a suite comprising bath with tiled side panel, glazed shower screen and chrome mixer tap incorporating hand spray, pedestal wash basin with chrome mixer tap and low flush w.c.



## OUTSIDE

### PARKING

To the front of the property there is a double width tarmac driveway which provides off road parking for two cars, together with an attached single garage.

### GARAGE

*Measurements- 17'0" x 8'3"*

With an electric up and over door, power, light and to the rear there is a timber and glazed window and timber courtesy door leading to the garden.

### GARDENS

To the front of the property there is a lawned garden together with a flagged pathway which continues down the right-hand side of the house where there is a timber hand gate opening onto the rear garden. To the rear there is a flagged patio with four steps leading down to a lawned garden which is south facing and bordered by trees and shrubs together with timber garden shed in one corner.





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## **ADDITIONAL INFORMATION**

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing and aluminium double glazing to the sun lounge

Property tenure – Freehold

Council tax band – E

Directions- Using satellite navigation enter the postcode HD4 7AN

## **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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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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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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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00

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