



Delves Wood Road, Beaumont Park, Huddersfield, HD4 7AS



welcome to

Delves Wood Road, Beaumont Park, Huddersfield

Located close to highly sought-after Beaumont Park, this deceptively spacious home is ideal for the growing family. With planning approved for a two-storey extension, ample enclosed garden space, a garage at the rear and a ground floor bathroom, creating the perfect canvas for an idyllic family home



Lounge

10' 8" x 28' 2" (3.25m x 8.59m)

Kitchen

6' 10" x 16' 3" (2.08m x 4.95m)

Bedroom One

9' 3" x 14' 5" (2.82m x 4.39m)

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

Bedroom Three

8' 3" x 9' (2.51m x 2.74m)

Bedroom Four

5' 5" x 8' 6" (1.65m x 2.59m)



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- Generous plot size with granted planning permission - 2010/62/93004/W1
- Detached garage
- Highly sought-after location close to Beaumont Park, bus routes and commuter links
- Offered with no onward chain
- Scope for cosmetic improvements

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118872 - 0003

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