



3 bed detached house to buy in

Henry Ralph Avenue, Huddersfield,
Huddersfield, HD4 7AJ

£350,000 Starting Bid

 x 3  x 2  x 3

Tenure

Freehold

Car Port parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ No onward chain.
- ✓ Ripe for renovation
- ✓ Parking for multiple cars, double garage & car port
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Intermittent

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the highly sought-after area of Beaumont Park, this spacious detached bungalow presents a fantastic opportunity to create a superb long-term family home. Offering flexible and versatile accommodation across two floors, the property is ripe for renovation throughout, allowing buyers to personalise and add significant value. Importantly, the home already benefits from a modern bathroom and contemporary ground floor shower room, providing a strong starting point for further improvements. The layout lends itself perfectly to family living, with excellent potential to reconfigure and create a stunning open-plan kitchen diner (subject to any necessary consents). Externally, the property boasts a garage, off-road parking, and a recently renovated car port, ensuring ample parking and storage solutions. With its generous plot, wrap-around gardens, and prime Beaumont Park location, this is an exciting opportunity to acquire a home with huge potential in one of the area's most desirable settings.

Entrance Hall

An extremely spacious and welcoming entrance hallway providing access to the living diner, WC, shower room, dining room, ground floor bedroom and kitchen. There is ample space for shoe and coat storage. A beautiful exposed stone feature wall accents the staircase, which boasts a floating wooden design with LED lighting detail leading to the first floor.

WC

A convenient cloakroom fitted with a modern vanity sink unit with storage below and chrome mixer tap, WC, and finished with neutral tiling and splashback.

Living Diner

A bright and airy open-plan living diner featuring dual aspect picture-frame windows that flood the room with natural light and offer views over the wrap-around front garden and rear garden. This generous space comfortably accommodates a full family dining suite and a variety of seating arrangements. Sliding glass doors lead directly onto the garden patio, ideal for indoor-outdoor living. The room also benefits from a service door into the kitchen and a glass feature wall into the entrance hallway.

Dining Room

A highly flexible room currently used as a dining room/home office. It could easily serve as a second sitting room if desired. The space offers ample room for either family seating or a full dining suite and is flooded with natural light from dual aspect windows overlooking the wrap-around front garden. Full of character, the room is accessed via double glass doors through an arched alcove and features an additional LED-lit wall alcove and wood-effect shelving, plus a useful storage cupboard housing shower room utilities.

Kitchen

Fitted with wood-effect cabinetry, matching countertops and white tiled splash-backs. The kitchen includes an electric oven with four-ring electric hob, white sink with chrome mixer tap, and dedicated space for a dishwasher. A handy breakfast bar provides space for an under-counter fridge and freezer, complemented by glass display units with built-in lighting. Finished with tile-effect flooring in the kitchen area and carpet leading through to the orangery.

Orangery

Located at the rear of the property, this charming orangery features an exposed stone feature wall and provides additional seating or dining space. There is potential to open through into the kitchen to create a stunning open-plan kitchen diner with views over the rear garden and bi folding doors (subject to relevant permissions). An external door leads directly to the garden, ideal for indoor-outdoor dining during the warmer months.

Bedroom 1

An extremely spacious ground floor double bedroom with views over the rear garden. It benefits from a full wall of floor-to-ceiling built-in storage and offers plenty of space for additional furniture alongside a king-sized bed.

Shower Room

A modern ground floor shower room complete with WC, floating sink unit with chrome mixer tap, and shower with handheld attachment. Finished with neutral tiling to both floors and walls, the room also features a built-in mirror-fronted storage cupboard and illuminated mirror.

Landing

A spacious landing providing access to the bathroom and both first-floor bedrooms. Also benefits from two useful storage cupboards with separate access into the eaves.

Bedroom 2

A spacious first-floor double bedroom decorated in striking tones with neutral carpets. Offers ample space for freestanding furniture alongside built-in wardrobes. Access to the loft is provided via a handy loft hatch.

Bedroom 3

Another generous double bedroom decorated in bold tones with neutral carpeting. Includes built-in storage and ample space for additional freestanding furniture and a double bed.

Bathroom

A stunning modern first-floor bathroom fitted with a full-sized bath with chrome mixer tap, floating vanity sink unit with storage and chrome mixer tap, WC, and a built-in storage cupboard. The room is flooded with natural light courtesy of two Velux windows. Finished in crisp white wall tiling and slate-effect floor tiles.

Utility Room

Built behind the garage, separate from the main house this spacious dedicated utility room is fitted with tiled flooring, wood-effect units, marble-effect countertops and patterned tiled splash-backs. It provides space for a washing machine and tumble dryer, along with a chrome sink. The boiler is also located here for convenient access and maintenance.

Rear Garden

A sizeable rear garden featuring a stone-flagged patio spanning the full width of the property, perfect for outdoor dining, socialising and seamless indoor-outdoor entertaining. This leads to a manicured lawn with landscaped pebbled areas and mature flower beds. A charming raised stone patio area provides additional seating space. The garden benefits from side access via gates on both sides. Additional features include a double shed, single shed, glass greenhouse and a stone patio area to the rear of the garage and utility room. Fully enclosed by mature hedges, stone walls and fencing, it is an ideal space for pets and children.

Front Garden

An immaculate and impressive front garden wraps around the property, creating beautiful kerb appeal. A block-paved pathway leads to the front door and continues down the side of the property to the rear garden access gate. Stone steps with a wrought iron handrail lead up to the driveway. The garden features manicured lawns, landscaped flower beds, mature hedges and attractive stone walls. The lawn continues down the side of the property to the rear garden. There is potential to enclose the front and side garden areas to create an even larger fully enclosed garden, if desired.

Parking - Double garage

A spacious double garage with electric garage door, fitted with lighting and electrics.

Parking - Car port

Recently renovated car port providing parking for one vehicle, with potential to install an electric car charger from the garage supply (subject to planning and regulations).

Parking - Driveway

A tarmac driveway provides parking for three vehicles, with an additional raised stone parking space to the side.

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Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £350,000

Property Type: Detached House

Parking: Car Port, Double Garage, Driveway

Year built: 1965

Construction materials: Stone built

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

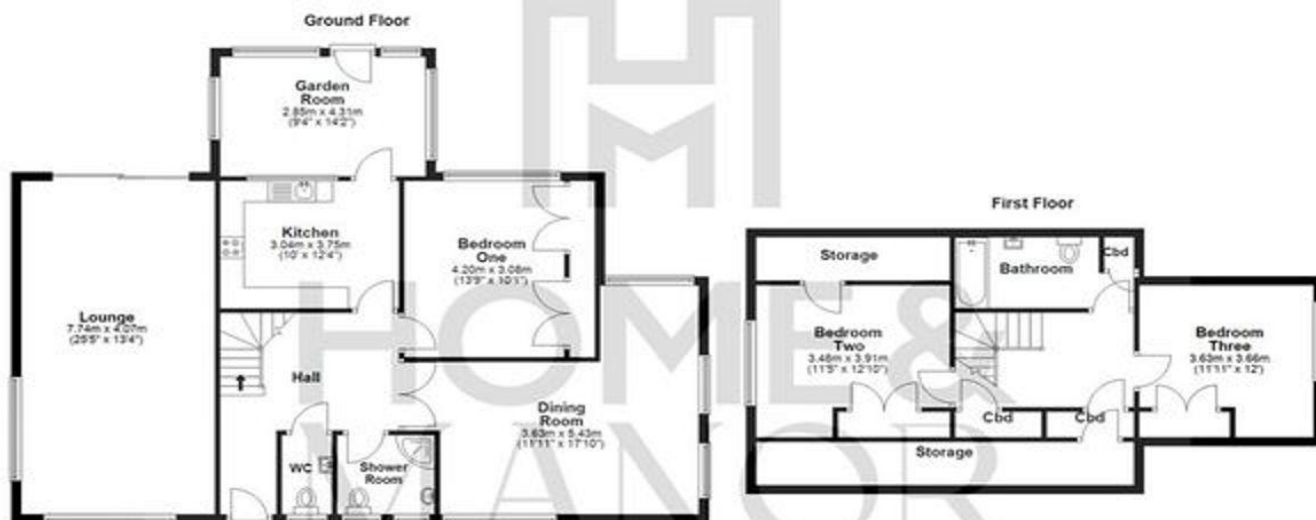
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Intermittent



All measurements are approximate and for display purposes only.
Plan produced using PlanIt.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

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