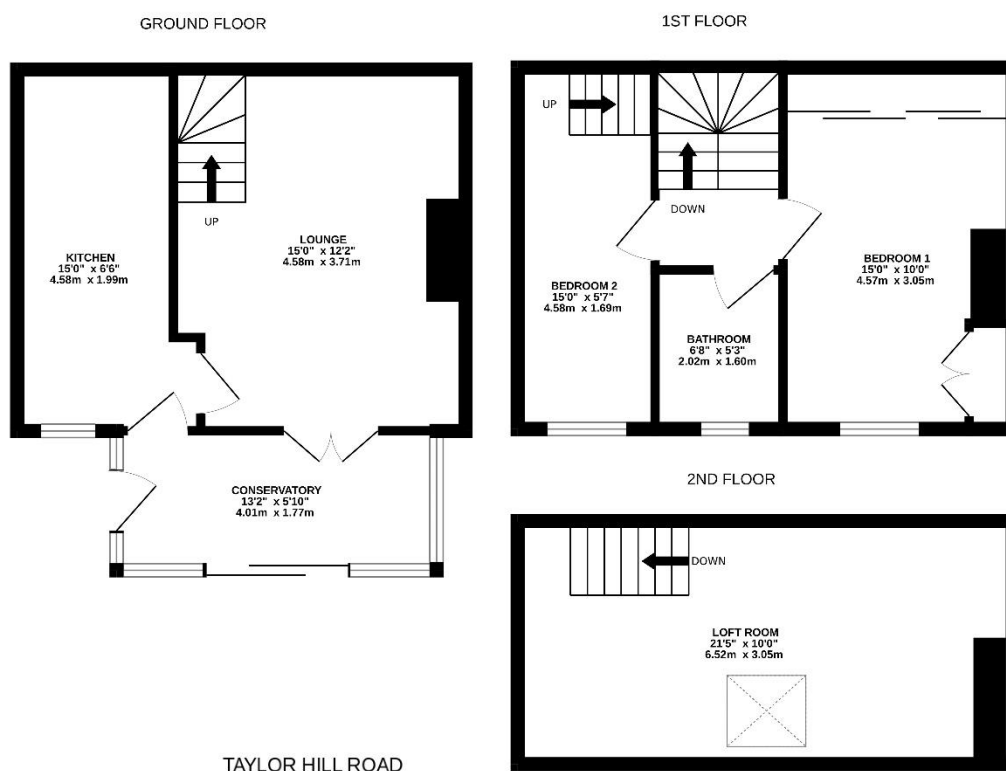




TAYLOR HILL ROAD, HD4 6HJ



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PROPERTY DESCRIPTION

A STONE CONSTRUCTION, REAR FACING, BACK-TO-BACK TERRACE HOME, WITH PLEASANT VIEWS ACROSS THE RECREATIONAL AREA AND FAR-REACHING VIEWS OVER ROOFTOPS. THE PROPERTY BENEFITS FROM ACCOMMODATION ACROSS THREE FLOORS AND HAS A USEFUL CELLAR AREA FOR STORAGE.

The property accommodation briefly comprises of conservatory, kitchen and open plan living/dining room to the ground floor. To the first floor there are two bedrooms and the house bathroom. A staircase from bedroom two leads to a useful attic room, which would make an ideal office or playroom. Externally there is a low maintenance, enclosed garden with flagged patio and raised beds.

Offers Around £140,000

ENTRANCE

Enter the property through a double-glazed PVC door from the side elevation into the Conservatory.

CONSERVATORY

Measurements – 13'2" x 5'10"

The Conservatory enjoys a great deal of natural light, which cascades through the dual aspect banks of windows to both the side and rear elevations. There are double-glazed patio doors which lead seamlessly out to the gardens and provide a pleasant open aspect view across the recreational area adjoined. There is a radiator, a double-glazed PVC door proceeds to the kitchen and double-glazed French door lead into the open plan living dining room.



KITCHEN

Measurements – 15'0" x 6'6"

The kitchen features a wide range of fitted wall and base units with Shaker style cupboard fronts and complementary granite work surfaces over which incorporate a one-and-a-half bowl composite carbon Phoenix sink and drain unit with chrome mixer tap. The kitchen is equipped with built-in appliances, which includes a four-ring Bosch ceramic hob with cooker hood over, and a built-in electric Bosch oven. There is plumbing and provisions for an automatic washing machine, space for a tumble dryer and space for free standing under counter appliance such as a fridge or freezer unit. The kitchen benefits from glazed display cabinets with lead detailing and inset spotlighting. There is tiling to the splash areas and vinyl tiled flooring. There is a panel ceiling with inset spotlighting, a radiator, double glazed window to the front elevation and a multi panel timber and glazed door proceeds to the open plan living dining room. There is a trap door which provides access to a useful cellar area.



OPEN PLAN LIVING DINING ROOM

Measurements – 15'0" x 12'2"

As the photography suggests, the open plan living dining room is a generously proportioned reception room, which benefits from high ceiling, a central ceiling light point and radiator. As before mentioned there are double glazed French doors which provide access to the conservatory. There is a kite winding staircase with wooden banister and traditional spindle balustrade, proceeding to the first floor. There is a wall mounted glaze display cabinet with lead detailing and the focal point of the room is the beautiful inglenook fireplace with a cast iron twin door log burning stove which is set upon a raised stone hearth and with ornate timber mantel over.



FIRST FLOOR LANDING

Taking the kite winding staircase from the open plan living dining room, you reach the first-floor landing which has multipaneled timber doors providing access to two bedrooms and the house bathroom. There is a ceiling light point and a wooden banister with spindle balustrade over the stairwell head.

BEDROOM ONE

Measurements – 15'0" x 10'0"

Bedroom one is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation which provides a pleasant view across the recreational area and with a tree lined backdrop beyond. There is a central ceiling light point, and the room benefits from an array of fitted furniture, which includes built-in wardrobes with hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 15'0" x 5'7"

Bedroom two is currently utilised as a home office but can accommodate a single bed with space for free standing furniture. There is a bank of double-glazed windows to the front elevation, again taking full advantage of the pleasant views. There is a radiator, ceiling light point, and a staircase rises to the second floor with wooden banister and spindle balustrade.



HOUSE BATHROOM

Measurements – 6'8" x 5'3"

The house bathroom features a modern white three-piece suite which comprises panel bath with electric Triton and shower over, a low level w.c. with push button flush and a broad wash hand basin with vanity drawers beneath and chrome monobloc mixer tap. There is attractive tiling to the walls, a double-glazed window with obscure glass and tiled surround the front elevation, a ceiling light point and a horizontal ladder style radiator.



SECOND FLOOR

Measurements – 21'5" x 10'0"

Taking the staircase from bedroom two you reach a useful and versatile attic space which is particularly light and spacious. With a double-glazed skylight window to the front elevation, radiator and inset spotlighting to the ceiling. This space could be utilised as an occasional bedroom, home office, playroom or for additional storage.



EXTERNAL

Externally to the front the property benefits from a low maintenance garden, which features a flagged patio ideal for alfresco dining and barbecuing. There are well stocked flower and shrub beds and a useful stone outbuilding for garden storage and equipment. There is part fenced, and part walled boundaries, and the garden has a pleasant view across the green and children's play area.



ADDITIONAL INFORMATION

EPC rating – D
Property tenure – Leasehold
Local authority – Kirklees
Council tax band – A

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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