



12 Mansion Gardens, Taylor Hill, Huddersfield, HD4 7RF
£325,000

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This 3 bedroom semi-detached property provides extremely spacious accommodation extending to over 1,400 sqft. Boasting en suite facilities to the master bedroom, the property is beautifully presented throughout with a range of high quality fixtures and fittings and a wealth of integrated appliances to the breakfast kitchen.

Having a magnificent living kitchen, with bi-fold doors which open into the rear gardens, the property would make an ideal home for those with a young and growing family.

Only by a personal inspection can one truly appreciate the size, quality and versatility of this outstanding family home.

Energy Rating: B





GROUND FLOOR:

Enter the property through a composite external door, with uPVC double glazed side panel.

Entrance Hall

Having a central heating radiator and in turn leads to:-

Bedroom

10'9" x 8'7" (3.28m x 2.62m)

Situated to the front of the property, having a central heating radiator and uPVC double glazed window.

Bedroom

15'5" x 10'3" min / 11'8" max (4.70m x 3.12m min / 3.56m max)

A spacious double bedroom which is situated to the rear of the property. Having 2 uPVC double glazed windows and a central heating radiator.

Bathroom

Being part tiled to the walls and having a fully tiled floor. The bathroom is furnished with a 3 piece suite comprising of a concealed flush WC, semi-pedestal wash basin with chrome mixer taps and drawer unit beneath and a panelled bath with overhead rainwater showerhead and additional hose attachment, chrome mixer taps and shower screen. There is a central heating radiator, towel rail and LED lighting.

LOWER GROUND FLOOR:

Utility/WC

Furnished with a low flush WC and stainless steel sink unit with mixer taps. There is a central heating radiator, integrated washing machine and there are wall and base cupboards.

Living Kitchen

28'6" x 15'5" max / 8'4" min (8.69m x 4.70m max / 2.54m min)

Peacefully situated to the rear of the property, having bi-fold doors which lead directly out into the rear gardens. There are 2 central heating radiators and to the kitchen area there are a range of modern wall and base units with laminated work surfaces and part tiled walls. There are a range of integrated appliances including a Zanussi electric hob with overhead extractor fan and light, Zanussi microwave, double oven and grill, fridge, freezer and dishwasher. There is also a 1.5 bowl stainless steel sink with mixer taps and side drainer, central island breakfast

bar with integral wine cooler and granite work surface, built-in understairs store cupboard and LED lighting.

Dining Room

16'6" x 8'9" (5.03m x 2.67m)

Peacefully situated to the rear of the property, having a central heating radiator and a set of uPVC double glazed French doors which provide access to the rear garden.

FIRST FLOOR:

Landing

Master Bedroom

17'9" max x 15'9" max (5.41m max x 4.80m max)

A most spacious master bedroom which is situated to the front of the property, with 2 uPVC double glazed windows which enjoy a wooded outlook. There is also a central heating radiator and an access door to the en suite.

En suite Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, semi-pedestal vanity wash bowl with drawer units beneath, free standing bath with chrome mixer taps and shower attachment and a fully tiled shower cubicle with rainwater showerhead and additional hose. There is also a chrome ladder style radiator, fully tiled floor, part tiled walls, Velux window and sunken LED lighting.

Walk-in Store Room

10'2" x 6'7" (3.10m x 2.01m)

A most useful additional storage space, which houses the Ideal Logic combination boiler.

OUTSIDE:

There is an attached single garage to the side of the property, which has an electrically operated up and over door, together with power and light points. There is a parking apron/driveway to the front which provides off road parking. To the rear there are fully enclosed gardens which are predominantly lawned, with a full width flagged patio.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) in the direction of Lockwood. After passing the Suzuki garage on the left hand side, take the left hand fork into Albert Street. Follow this road until its conclusion, at the traffic lights pass straight through into Woodhead Road and continue round the bend. Take the left fork into Taylor Hill Road and continue up for approximately 1/2 mile and take a left turn into Bankfield Park Avenue and then the second right into Mansion Gardens. Follow the road down to the right and the property will be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

D

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

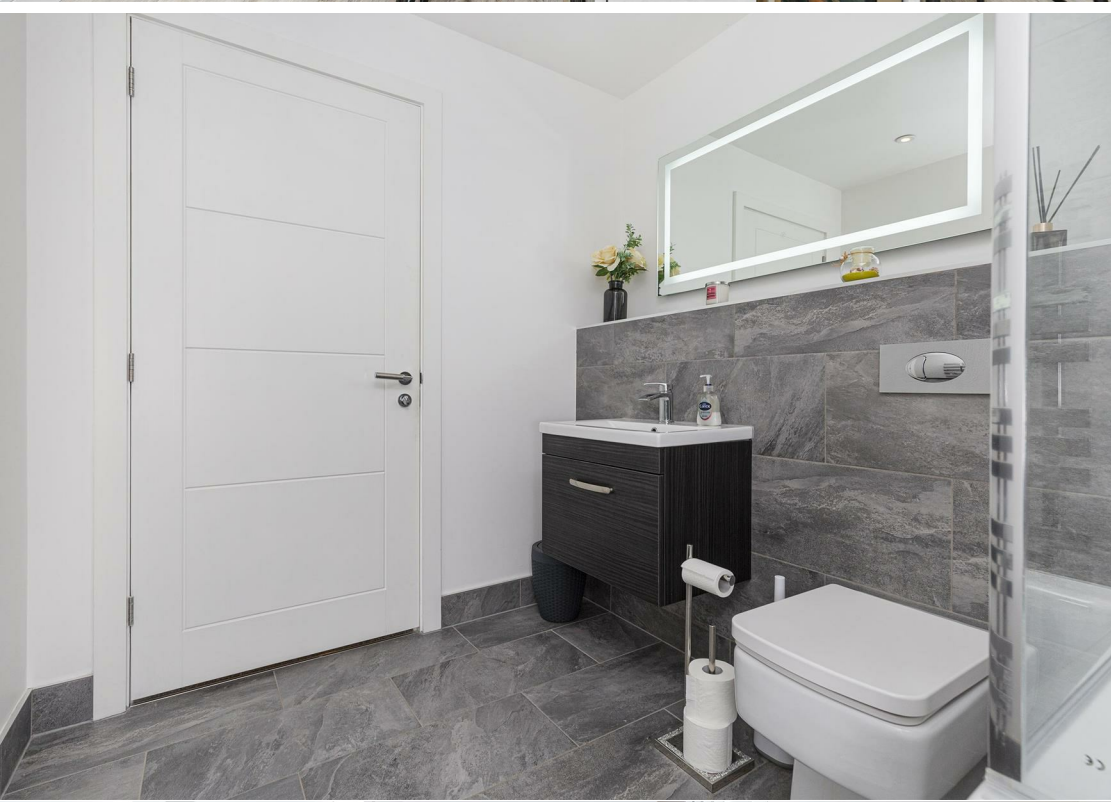
ONLINE CONVEYANCING SERVICES:

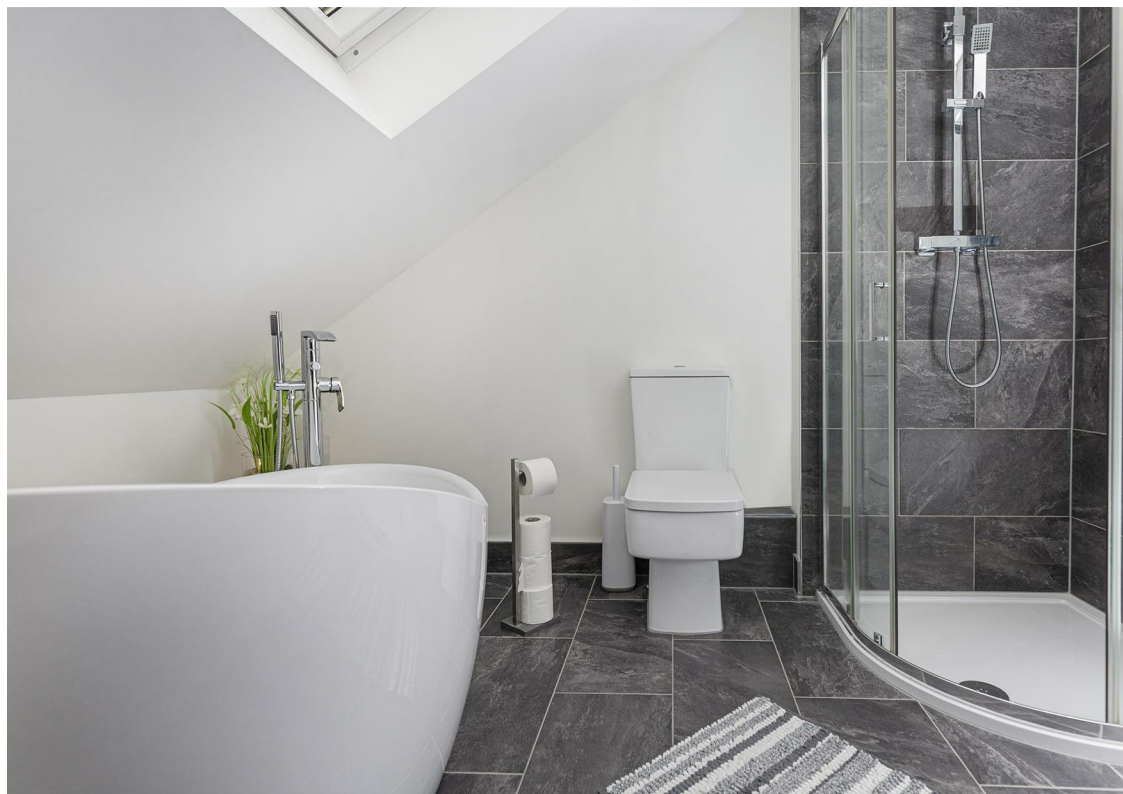
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing 01484 530361.





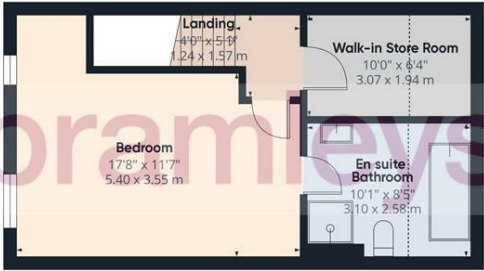




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
1339.12 ft²
124.41 m²

Reduced headroom
54.27 ft²
5.04 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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