



## 19 Taylor Hill Road, Huddersfield, HD4 6HN

£700 PCM

Situated in the heart of Taylor Hill, a character style cottage mid terrace property with 2 good sized bedrooms. The property comprises of a kitchen and lounge. To the 1st floor are two generously sized bedrooms and house bathroom. There are steps leading up to the front garden.

#### ENTRANCE

Entering through the front door, a good sized kitchen with light wood base and wall units, brand new wooden style worktops and brand new laminate flooring.

#### LOUNGE

The lounge, freshly decorated in neutral colours and having brand new fitted carpets burst with natural light through the UPVC window, having kept the original cottage style beams and woodwork. There is a stone built surround which houses the brand new fitted electric fire.

#### STAIRS, HALL AND LANDING

Stairs leading to the 1st floor comprises of 2 good sized bedrooms and house bathroom. There are brand new fitted grey carpets and antique style banister.

#### BEDROOM ONE

This good sized bedroom, having space for a single bed and furniture, is a light and airy space. This could be used a single bedroom and or study room.

#### MASTER BEDROOM

Having been freshly decorated and carpeted, this sizeable bedroom is equipped to fit a double bed and furniture.

#### HOUSE BATHROOM

The house bathroom comprises white 3 piece suite, bath, with shower over, low level W.C and hand wash basin.

#### EXTEIROR

With steps leading up to the front garden, this is a low maintenance garden surround by flowers and shrubs.

#### WHAT3WORDS

///appear.exists.tables

#### AGENT NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

## EPC Rating:

D

