



## 8 Priestley Grove

Tylor Hill, Huddersfield, HD4 7RG

A very spacious four bedroom detached family home in this sought after location with amazing views across Huddersfield. The accommodation is over three floors with an integral garage, off road parking and spacious rear garden. The accommodation briefly comprises hallway, WC/Cloakroom, lounge and dining kitchen. Lower ground floor study area, large utility and integral garage. To the first floor are four bedrooms, master with ensuite and a family bathroom. Viewing recommended.

**Offers Over £400,000**

# 8 Priestley Grove

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- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- STUNNING VIEWS ACROSS HUDDERSFIELD
- ACCOMMODATION OVER THREE FLOORS
- MASTER BEDROOM WITH ENSUITE
- DINING KITCHEN AND LARGE UTILITY
- LARGE INTEGRAL GARAGE AND OFF ROAD PARKING

## Entrance

## WC

5'6" x 3'4" (1.68m x 1.02m)

## Lounge

16'2" x 14'8" (4.93m x 4.47m)

## Dining Kitchen

25'9" x 9'9" (7.85m x 2.97m)

## Lower Ground Floor

## Utility

10'4" x 9'4" (3.15m x 2.84m)

## Integral Garage

24'0" x 15'11" (7.32m x 4.85m)

## First Floor Landing

## Master Bedroom

14'3" x 11'5" (4.34m x 3.48m)

## Ensuite

6'0" x 5'3" (1.83m x 1.60m)

## Bedroom 2

11'10" x 9'11" (3.61m x 3.02m)

## Bedroom 3

9'8" x 7'5" (2.95m x 2.26m)

## Bedroom 4

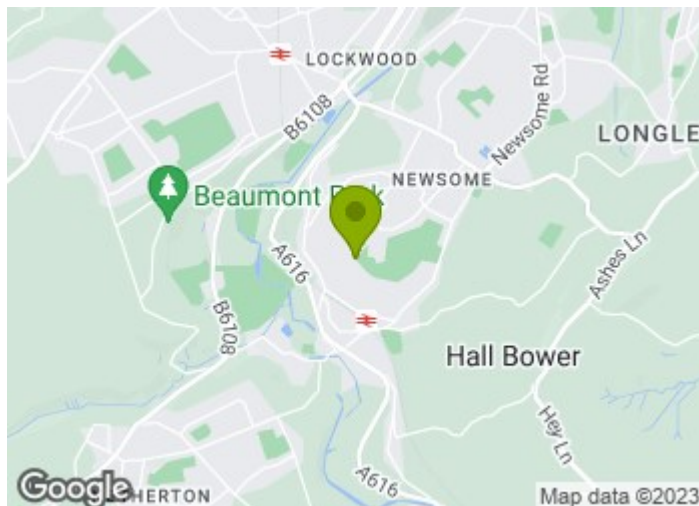
11'1" x 6'8" (3.38m x 2.03m)

## Family Bathroom

9'10" x 5'6" (3.00m x 1.68m)

## Garden

## Parking

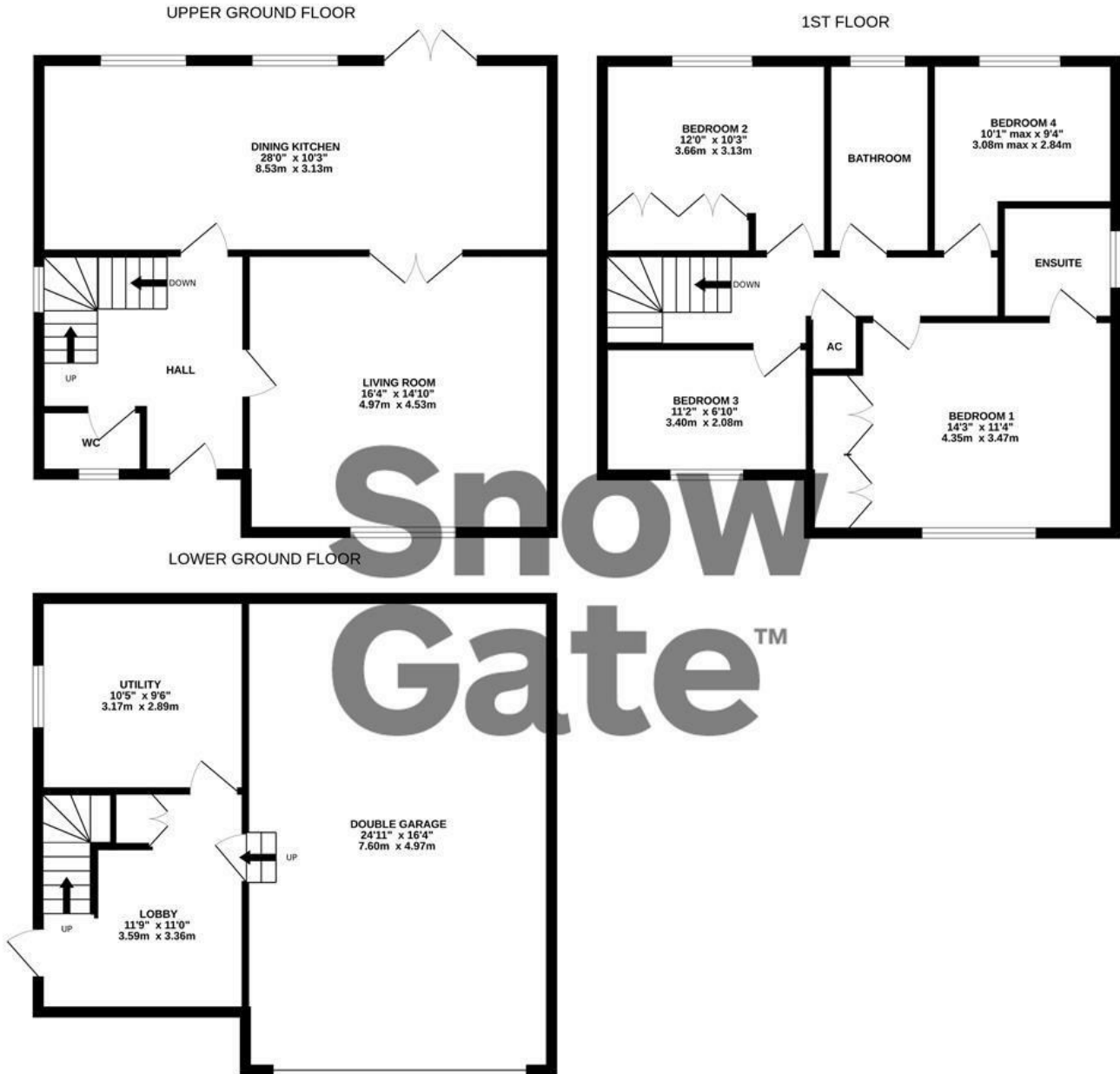


## Directions

From Holmfirth head towards Honley/Huddersfield along the A6024. At Honley continue towards Huddersfield on the A616 via Berry Brow. Shortly after the Laxmi turn right onto Station Lane, and left onto Taylor Hill Road. Take the next right onto Bankfield Park Avenue, then the second right onto Holmcliffe Avenue and the first left onto Priestley Grove where the property can be found on the left hand side towards the end of the cul de sac.



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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