



Taylor Hill Road, Berry Brow, Huddersfield HD4 7LS

welcome to

Taylor Hill Road, Berry Brow Huddersfield

Meticulously renovated top to bottom. Detached home with 4 bedrooms, 3 bathrooms and ground floor w/c, two open reception spaces and two kitchens plus driveway and garage. Expansive plot in perfect condition. Ideal for all types of buyers especially those with adult children or elderly relatives.



Ground Floor Entrance Hallway

Front door leading to a good sized hallway with high quality laminate flooring and central heating radiator giving access to the first floor. Door ahead leading straight to the living kitchen and right into a ground floor WC.

Ground Floor W/C

Comprising low flush WC and wash hand basin. With tiled flooring.

Living Kitchen

Open plan kitchen living area with high quality laminate flooring in the kitchen area with a range of matt grey units and white granite worktop. Central seated island unit alongside integrated fridge freezer and integrated electric oven and induction hob. Patio doors out to garden. Living area having carpeted flooring with bespoke built media wall with secondary patio doors out to garden as well as double glazed window to the front of the home.

Bedroom One

12' max x 12' max (3.66m max x 3.66m max)

Spacious ground floor bedroom with carpeted flooring and patio door access to garden. Door to en-suite bathroom.

Ensuite

Fully tiled ensuite shower room.

Bedroom Two

Spacious second double bedroom with glass sliding fitted wardrobes and carpeted flooring.

Family Bathroom

Fully tiled grey shower room with double walk-in shower, double sink and vanity unit, towel radiator and w/c

First Floor Open Plan Living

14' 9" max x 11' 6" max (4.50m max x 3.51m max)

Coming up to the first floor you enter into a spacious carpeted reception area ideal for older children with full working kitchenette having laminate flooring and an arrange of cream gloss units alongside integrated electric oven and hob. Washing machine and stainless steel sink and drainer.

Bedroom Three

14' 9" max x 9' 1" max (4.50m max x 2.77m max)

Spacious double bedroom with carpeted flooring, having bespoke handmade storage into the eaves to maximise on space with ensuite shower room

Ensuite

Sliding oak door into a step-in shower and WC

Bedroom Four

14' 9" max x 11' 7" max (4.50m max x 3.53m max)

Spacious double bedroom currently being used as a snug with balconette doors, carpeted flooring and central heating radiator

Garage

Garage with electric controlled door, having door to rear that leads out into the garden. Having full power and plumbing.

Externally

Wrap around spacious gardens set over multiple landscaped levels with a multitude of seating areas, summer house and views to enjoy all day sun.



view this property online williamhbrown.co.uk/Property/HDF115794



welcome to

Taylor Hill Road, Berry Brow Huddersfield

- Four Larger Than Average Double Bedrooms, Two With Ensuites! And Two On Ground Floor!
- Bespoke Fittings And Modern Fixtures Throughout
- Versatile Layout - Perfect Forever Home
- Wrap Around Expansive Gardens With All Day Sun And Seating Areas Alongside Top Level Summer House.
- Driveway Leading To Garage Will Full Power And Plumbing
- Phone Controlled CCTV, Electrics And Heating.

Tenure: Freehold EPC Rating: C

offers in the region of

£325,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF115794](https://www.williamhbrown.co.uk/Property/HDF115794)



Property Ref:
HDF115794 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockcliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)