



**Taylor Hill Road, Berry Brow, Huddersfield HD4 7LS**





**welcome to**

**Taylor Hill Road, Berry Brow Huddersfield**

PRICED FOR IMMEDIATE SALE - IN PERFECT CONDITION.

4 BED, 2 ENSUITES PLUS FAMILY BATHROOM. OPEN PLAN KICHEN DINER. PLUS MINI KICHENTTE UPSTAIRS. RENOVATED TOP TO BOTTOM. VACANT WITH NO CHAIN



## **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.



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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

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115794 - 0005

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