



Holmcliffe Avenue, Taylor Hill, Huddersfield HD4 7RN



**william
h brown**

welcome to

Holmcliffe Avenue, Taylor Hill, Huddersfield

This beautiful, detached family home in highly sought-after Taylor Hill is presented immaculately, ideal for those upsizing being generously spacious with a large double garage, workshop and beautifully landscaped, private gardens along with a roof terrace to the front overlooking panoramic views.



Entrance Hall

Carpeted Entrance hall with a double glazed window to the front. Warmed by two central heating radiators with access to under stair storage.

Lounge

16' 3" x 16' 11" into recess (4.95m x 5.16m into recess)
Extremely bright and spacious lounge with three double glazed windows to the front and sides. Carpeted flooring, warmed by a central heating radiator and a gas fire.

Dining Room

11' 8" x 9' 9" (3.56m x 2.97m)
Good sized dining room with carpeted flooring. Sliding doors to the front balcony with an electric pagoda.

Kitchen

13' 2" x 11' 9" (4.01m x 3.58m)
Extremely spacious kitchen with vinyl flooring and a double glazed window to the side. Fitted with base and wall units and wood counter tops, an integrated electric oven and grill, gas hob, dishwasher and drainer sink with space for a fridge freezer. Warmed by a central heating radiator.

Utility Room

14' 10" x 7' 11" (4.52m x 2.41m)
Good sized laundry with lots of storage, base units with wood tops space for washing machine and tumble dryer. Integrated sink with a mixer tap. Vinyl flooring, warmed by a central heating radiator. Door to the rear, double glazed windows to the rear and side plus Velux rooflights.

Landing

Carpeted flooring, warmed by a central heating radiator. With a velux window.

Bedroom One

10' 5" x 11' 8" (3.17m x 3.56m)
Fabulous Double bedroom with an en suite. Carpeted flooring, warmed by a central heating radiator with a double glazed window to the side.

Walk-In Wardrobe

11' 7" x 8' 1" (3.53m x 2.46m)
Fully fitted walk-in wardrobe with a radiator.

En Suite

Good sized modern on suite, tiled floor and walls, double glazed window to the rear. Good sized shower with extractor fan, low flush WC and a pedestal sink.

Bedroom Two

10' x 11' 7" plus doorway recess (3.05m x 3.53m plus doorway recess)
Spacious double bedroom, warmed by a central heating radiator. Carpeted flooring, with a window to the rear.

Bathroom

Extremely spacious bathroom with integrated cupboards, vinyl flooring, warmed by a central heating radiator. A corner bath, pedestal sink and low flush WC, with a double glazed window to the side.

First Floor

Bedroom Three

15' 9" x 9' 7" plus velux recess (4.80m x 2.92m plus velux recess)
Light and open spacious double bedroom with fabulous views from a velux balcony window to the front. carpeted flooring, warmed by two central heating radiators.

Bedroom Four

15' 1" into recess x 15' 1" (4.60m into recess x 4.60m)
Modern, good sized loft room with lots of storage into eaves. Carpeted flooring, integrated wardrobe, and lovely views to the rear from the velux balcony window

Bathroom

Good sized electric shower cubicle, vinyl flooring, and a skylight to the rear. Low flush WC, and a pedestal sink. Warmed by a central heating radiator.

External Rear Garden

Tiered garden, with a patio and an established garden, lawn and rockery, shed and greenhouse.

Garage

Alarmed double garage with electricity, two electric roller doors, and a workshop. Double glazed window to the front, concrete flooring and boiler.

Floor Area

144.00m



view this property online williamhbrown.co.uk/Property/HDF116990



welcome to

Holmcliffe Avenue, Taylor Hill Huddersfield

- Detached Home With Double Garage
- Immaculately Presented Throughout
- Fabulous Panoramic Views in a Peaceful Location, No-through Road
- Highly Sought-after Location Close to Public Transport Links
- Beautifully Landscaped Gardens
- Generously Sized Rooms
- Balcony Terrace

Tenure: Freehold EPC Rating: D

offers in the region of

£435,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF116990



Property Ref:
HDF116990 - 0006

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 Hockliffe 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