



**Taylor Hill Road, Berry Brow, Huddersfield HD4 6HJ**



**welcome to**

**Taylor Hill Road, Berry Brow, Huddersfield**

This three-bedroom terraced house with a reception room, bathroom, front and rear gardens, and on-street parking presents an excellent opportunity for anyone looking for a move in ready, charming and affordable home with lovely views across to Beaumont Park. NO ONWARD CHAIN!



### Entrance Hall

Welcoming entrance hall making the home perfect for families.

### Lounge

15' x 10' ( 4.57m x 3.05m )

Spacious and modern lounge with carpeted flooring. Warmed by a central heating radiator and a feature gas fireplace with a marble effect back and hearth. There is a double glazed window to the front, door to the kitchen and door to the utility area with space for plumbing for washing machine plus stairs to the cellar.

### Kitchen/Diner

18' 2" x 13' ( 5.54m x 3.96m )

Immaculately presented and stylish kitchen with integrated modern appliances and under floor heated wood effect floor. Fitted with a range of base and wall units, tiled splashbacks and granite effect laminate work tops, with an integrated electric oven and gas hob with extractor hood plus dishwasher, plus a sink unit with drainer and swan neck mixer tap. Fitted with high spec feature lighting such as under cupboard lighting and ceiling spotlights, making the home feel modern and bright. With space for a large fridge/freezer with ample space for dining table and chairs. An external door and a large characterful bay window overlooking the rear garden with views across to Beaumont Park. Warmed by a central heating radiator and underfloor heating.

### First Floor

Carpeted landing providing access to a storage cupboard which houses the hot water boiler.

### Bedroom One

8' 8" x 10' 11" ( 2.64m x 3.33m )

Good sized double bedroom which is fitted with carpeted flooring, with lots of natural light from a double glazed window to the rear. Warmed by a central heating radiator. Lots of extra storage into a full length fitted wardrobe.

### Bedroom Two

8' 10" x 10' 1" ( 2.69m x 3.07m )

Another good sized double bedroom with a double glazed window to the rear. Warmed by a central heating radiator, fitted with carpeted flooring.

### Bedroom Three

8' 10" x 7' 5" ( 2.69m x 2.26m )

Third single sized bedroom which provides lots of flexibility, fitted with carpeted flooring and a double glazed window to the front. Warmed by a central heating radiator.

### Bathroom

Well presented bathroom which is partially tiled. Fitted with a bath over shower, low flush WC and wash hand basin with vanity cabinets. With a double glazed window to the back, lit by ceiling spotlights.

### External

Front garden consisting of a well kept pebbled area, with a path leading to the doorway. Fully enclosed by walls.

Rear garden is a well kept patio, also fully enclosed by timber fence, with access to the house via kitchen door, making the home perfect for families.



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welcome to

## Taylor Hill Road, Berry Brow, Huddersfield

- \*\*GUIDE PRICE £180K-£190K\*\*
- Charming three-bedroom terraced house with spacious reception room
- Front and rear gardens offering outdoor space for relaxation
- On-street parking
- Family bathroom featuring modern fixtures
- Offered with NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1.13

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1868. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF117451 - 0009

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