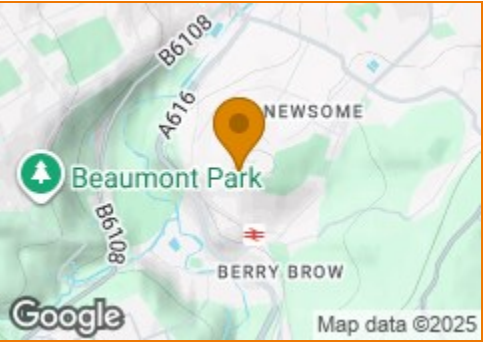


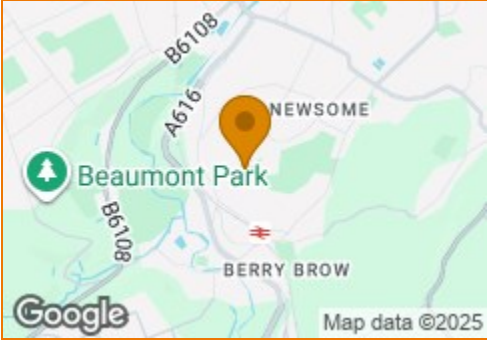
Terrain Map



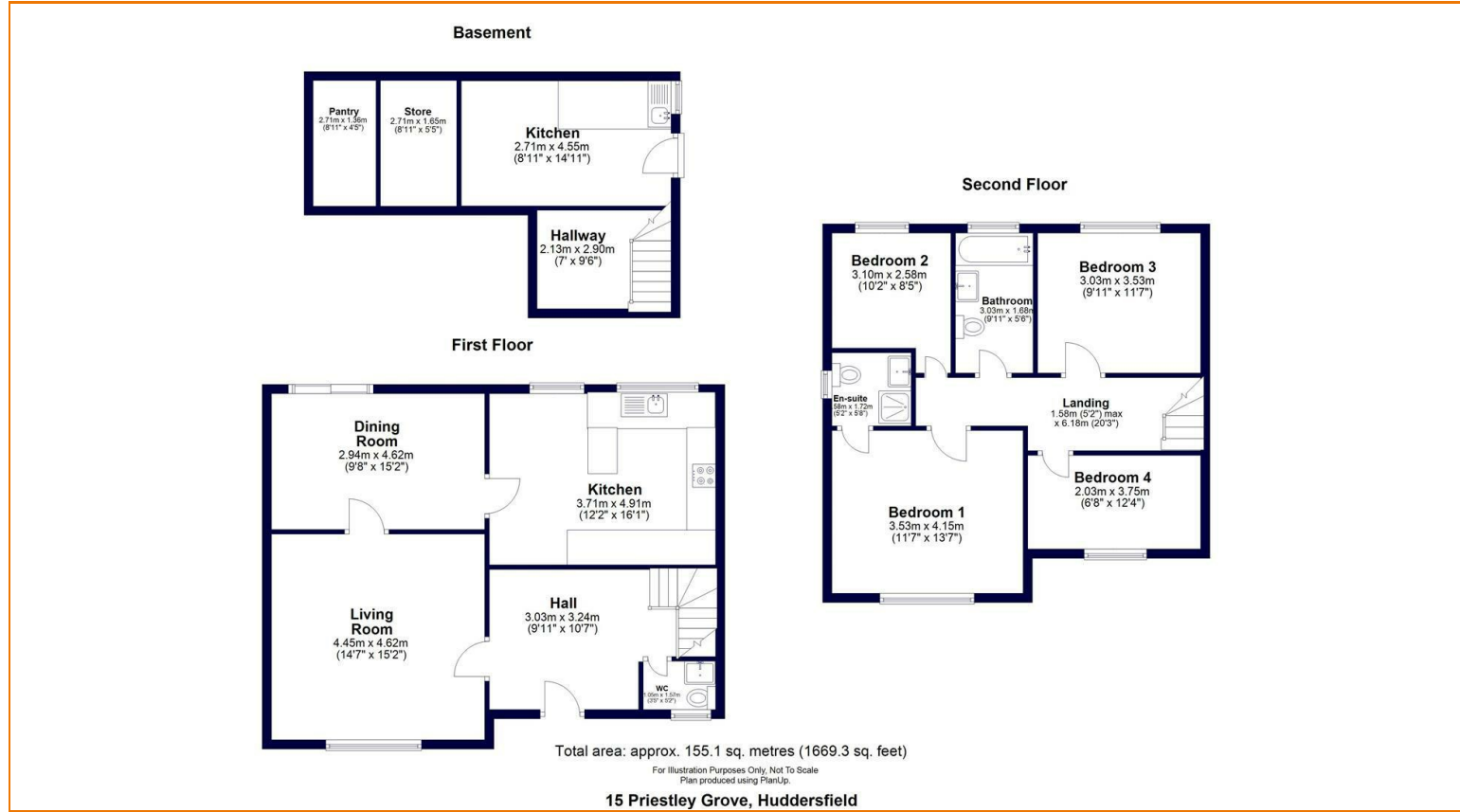
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



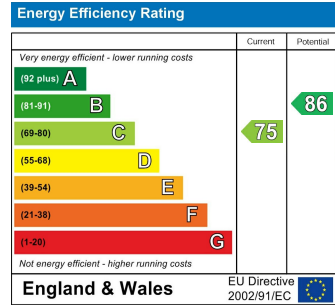
Priestley Grove

Taylor Hill, Huddersfield, HD4 7RG

Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Offers Around £395,000



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Priestley Grove

Taylor Hill, Huddersfield, HD4 7RG

Offers Around £395,000



A spacious four bed family home laid over three well-appointed floors with breathtaking panoramic views and offered with no onward chain.

Enjoying a pleasant cul-de-sac setting, tucked away from the hustle and bustle of town while still conveniently located for access to it. Commuters will find it within easy reach of the local railway station at Berry Brow and for recreation the countryside surrounding Castle Hill is also close by.

One of the other standout features of this residence is the double garage, which not only provides secure parking but also additional storage options.

This house is perfect for those who value both comfort and convenience, offering a blend of spacious living and picturesque scenery. Do not miss the chance to make this property your own. Call now and arrange your appointment to view.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 10'7" x 9'10"

Accessed via a uPVC double glazed front door with privacy glass inset and matching side panel window. There are staircases leading to the first and lower ground floors respectively with spindles, balustrade and newel posts on display. There is also a central heating radiator and on the turn of the staircase rising to the first floor is a uPVC double glazed window positioned to the gable end.

CLOAKROOM/WC 5'1" x 3'4"

Fitted with a low flush wc and a pedestal hand wash basin, tiled splashback, central heating radiator and a uPVC double glazed window with privacy glass inset.

LOUNGE 15'1" x 14'9"

Enjoying good levels of natural light via the uPVC double glazed window positioned to the front elevation, central heating radiator, decorative coving and the focal point for the room is an electric fire within a conglomerate marble back and atop a conglomerate marble effect plinth within an ornate surround. A pair of double doors with etched glass inset detail lead through to the dining room.

DINING ROOM 10'8" x 9'9"

Taking in a fantastic panoramic view via the uPVC double glazed sliding patio doors which also give access to the rear balcony area. There is also a central heating radiator and an internal door leading to the kitchen.

BREAKFAST KITCHEN 15'1" x 9'9"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a one and a half bowl sink unit with mixer tap and a four ring gas hob. The kitchen is further equipped with a double oven and integrated dishwasher. There is a uPVC double glazed window adjacent to the sink taking in the aforementioned views and French doors, also of uPVC double glazed construction, leading to the rear balcony area. Central heating radiator and a door leading to the reception hall.

LOWER GROUND FLOOR

UTILITY 8'9" x 15'1"

With plumbing for a washing machine, provision for additional white goods, base unit cupboard storage, working surfaces which incorporate a stainless steel inset sink unit with drainer and mixer tap over, wall mounted Baxi condenser combination boiler, central heating radiator and a uPVC double glazed door and window positioned to the gable end with privacy glass inset.

STORE ROOM 1 8'8" x 5'4"

With a central heating radiator and giving passage to another store room.

STORE ROOM 2 8'7" x 4'5"

With shelving, central heating radiator.

HALLWAY 9'7" x 9'3" max

With useful cupboard storage, central heating radiator and where the fuse board is housed.

FIRST FLOOR

BEDROOM 1 11'8" x 11'6"

With a uPVC double glazed window to the front elevation, a central heating radiator and two double robes with full hanging and shelving within. An internal door leads through to the en suite.

EN SUITE SHOWER ROOM 5'4" x 5'2"

Fitted with a vanity hand wash basin, shower cubicle, low flush wc, part tiled splashbacks, central heating radiator and a central heating radiator with privacy glass inset.

BEDROOM 2 11'8" x 8'4" to robe

The fitted wardrobes comprise two double and one single robe providing a range of full hanging and shelving, central heating radiator and panoramic views via the uPVC double glazed window.

BEDROOM 3 12'4" x 6'6"

With a uPVC double glazed window to the front elevation and a central heating radiator.

BEDROOM 4 8'5" x 7'8" plus ent

Taking in the aforementioned views via a uPVC double glazed window, central heating radiator.

FAMILY BATHROOM 10'0" x 5'6"

Fitted with a four piece suite comprising shower cubicle, low flush wc, pedestal hand wash basin and a panel bath. Tiled splashbacks, uPVC double glazed window with privacy glass inset and a central heating radiator.

LANDING

20'7" max incl turned feature staircase x 4'11" ma

Central heating radiator, useful linen cupboard and a loft hatch giving access to the roof void which was not inspected at the time of the appraisal.

OUTSIDE

To the front of the property is a lawned buffer garden behind an established hedge. There is a driveway to the side leading to a semi detached double garage which has a remotely operated door.

There is a tiered garden to the rear with elevated balcony patio, lower level patio seating and the remainder of the garden is predominantly laid to lawn and slopes down, taking in the aforementioned views across countryside.

TENURE

We understand that the property is a freehold arrangement.

COUNCIL TAX. BAND E.

