



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



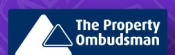
## 194 Taylor Hill Road, Huddersfield, HD4 6HF

**Best Offers Around £219,500**

\*REDUCED BY £30,000\* \*CHARMING BUNGALOW WITH AN ABUNDANCE OF PROSPECTS AND POTENTIAL TO EXTEND\* \*ENJOYING A PLEASANT POSITION WITH STUNNING VIEWS AND TRANQUIL ENJOYMENT\* This two bedroom, true bungalow with gardens to the front and rear with ample off road parking for multiple vehicles and attached garage. This property would make an excellent purchase for an array of buyers looking for one level accommodation. Situated in this popular area of Taylor Hill being close to all local amenities, bus routes and well regarded schools with easy access to Huddersfield town centre and the M62 motorway network. Boasting double glazing and roller shutters, accommodation comprises of:- Entrance door leads to reception hallway, dining kitchen with dining area/snug, spacious lounge and two double bedrooms with a house bathroom. Externally the property offers block paved driveway and attached garage, with gravelled section and block paved path leading to the low maintenance rear garden which boasts stunning onward views. Viewing is highly recommended to appreciate the accommodation you could add your own stamp on! Please telephone ADM Residential on 01484 644555 to arrange your viewing! \*NOT TO BE OVERLOOKED\* \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE DOOR

An entrance uPVC door with feature opaque glass panel and opaque side glass which leads to:

### ENTRANCE HALLWAY



An L-shaped reception hallway with doors leading to all rooms, finished with tiled effect flooring:

### DINING KITCHEN 15'7 x 5'7 (4.75m x 1.70m)



Set to the side aspect is this dining kitchen with uPVC double glazed window and uPVC door to the side aspect. Featuring base and wall mounted units in wood effect with Chrome trim, wood working surface and rustic tiled splash backs. Incorporated stainless steel sink unit with drainer and hot and cold mixer tap, integral electric oven and separate four ring electric hob. There is plumbing for an automatic washing machine and space for a fridge freezer. Finished with built-in floor to ceiling storage cupboards to one wall, fluorescent ceiling light and vinyl effect flooring:

### DINING AREA/SNUG



Dining area, which could also be used as a snug, is set to the rear aspect with uPVC window allowing an abundance of natural light and stunning onward views. Finished with uPVC patio door leading to the rear garden and door leading to:

### LOUNGE 15'7 x 11'98 (4.75m x 3.35m)



Spacious lounge with uPVC window allowing an abundance of natural light and stunning onward views. Featuring inset coal effect electric fire with tiled back and raised hearth. Finished with wall mounted electric heater and door leading to:

### BEDROOM ONE 15'7 x 11'9 (4.75m x 3.58m)



A good sized double bedroom with twin aspect uPVC windows overlooking the rear garden and stunning onward views. Featuring fitted sliding door wardrobes to one wall and finished with wall mounted electric heater:

## BEDROOM TWO 13'2 x 11'7 (4.01m x 3.53m)



A second double bedroom with twin aspect uPVC windows to the front and side aspect taking advantage of the front garden views:

## BATHROOM 6'4 x 2'7 (1.93m x 0.79m)



Partly tiled, house bathroom with twin aspect uPVC opaque windows to the front aspect. Featuring a three piece bathroom suite with chrome and brass effect fittings, consisting of: panelled bath with electric shower over, hand wash pedestal basin and low level flush w/c:

## EXTERNALLY



The property is set on a sizeable corner plot with block paved driveway to the front aspect offering ample off road parking for multiple vehicles and leads to the attached garage. There is also a gravelled section with mature hedges, shrubbery and block paved pathway leading to the rear garden. To the rear is a flagged, south facing

garden which takes full advantage of the sunshine with stunning far-reaching views. There is also a useful attached greenhouse/storage space. Finished with fenced and hedged boundaries. This would make an ideal space for bistro dining and entertaining during the summer months:

\*There is potential to extend the property or add an additional dwelling subject to necessary planning permission\*

## GARAGE

An attached garage with wood doors:

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Newsome High School, Berry Brow Infant School, Newsome Junior School, Huddersfield Grammar School & Castle Hill School, Newsome Academy, Beaumont Primary Academy, Mount Pleasant Primary School, Hillside Primary School, Huddersfield.

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

## Tenure

This property is Freehold.

## Council Tax Bands

The council Tax Banding is "D"

Please check the monthly amount on the Kirklees Council Tax Website.

## PROBATE INFORMATION

Probate has been granted.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8000-1354-4002-0094-8402>

### **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **BOUNDARIES AND OWNERSHIPS**

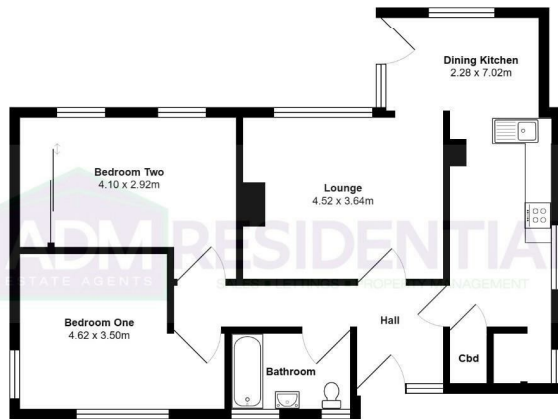
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

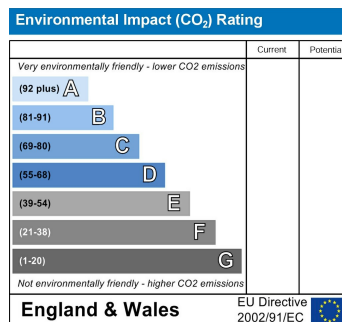
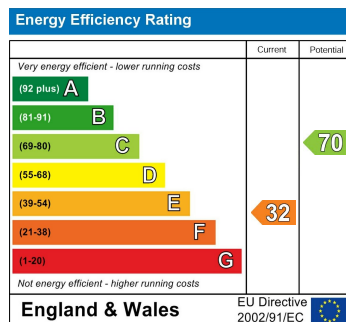


## Floor Plan



All measurements are approximate and for display purposes only

## Energy Efficiency Graph



### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.