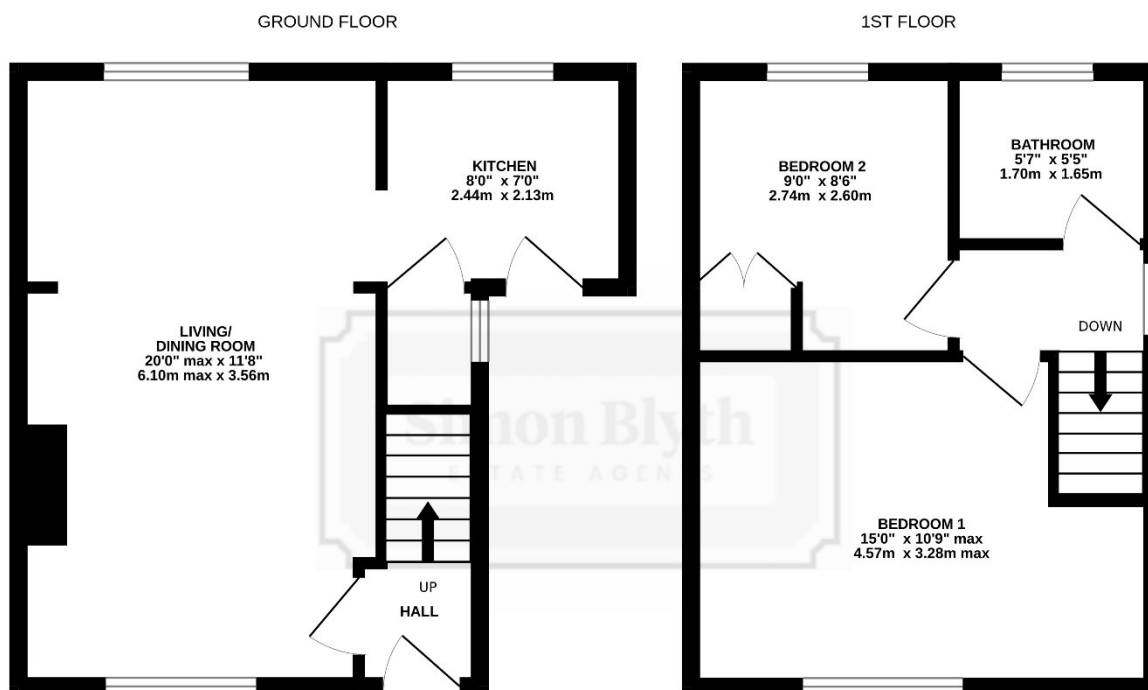




38 Close Hill Lane, Taylor Hill, Huddersfield, HD4 6LE



CLOSE HILL LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

Standing slightly elevated from the roadside is this mature stone fronted and remainder brick built and rendered end terrace house constructed circa 1935 and enjoying pleasant wooded aspect to the front together with a south facing rear garden which also enjoys a wooded aspect beyond.

The property is located in an established and convenient residential area close to local shopping facilities and accessible for the town centre. The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprises to the ground floor entrance lobby, open plan living and dining area together with a modern fitted kitchen. To the first floor there are two good sized bedrooms and bathroom. Externally there is on street parking to the front whilst to the rear there is an access lane leading to an informal parking area which in turn provides access to the garage.

Offers Around £175,000

GROUND FLOOR

ENTRANCE LOBBY

With a uPVC door with a frosted uPVC double glazed window over, ceiling light point, central heating radiator and staircase rising to the first floor. To one side a door opens into a living/dining room.

LIVING/DINING ROOM

Measurements- 20'0" x 11'8"

As the dimensions indicate this is a generously proportioned room which has uPVC double glazed windows to the front elevation with views over woodland whilst the uPVC double glazed window to the rear elevation looks out across a south facing garden. There is laminate flooring, two central heating radiators, two ceiling light points and as the main focal point of the room there is a fireplace with timber surround, brick inset and home to a little Wenlock multi fuel stove and to the right-hand side of the chimney breast there is fitted display shelving.





KITCHEN

Measurements- 8'0" x 7'0"

This has a uPVC double glazed window looking out over the rear garden together with a uPVC door with frosted uPVC double glazed window over. There is laminate flooring, heated towel rail, useful storage cupboard beneath the stairs and having a range of matte grey shaker style base and wall cupboards, drawers, contrasting overlying oak worktops with an inset single drainer stainless steel sink with chrome mixer tap, tiled splashbacks, four ring gas hob with an electric double oven beneath, plumbing for automatic washing machine, space for fridge freezer, wall mounted gas fired central heating boiler and two ceiling light points.



FIRST FLOOR

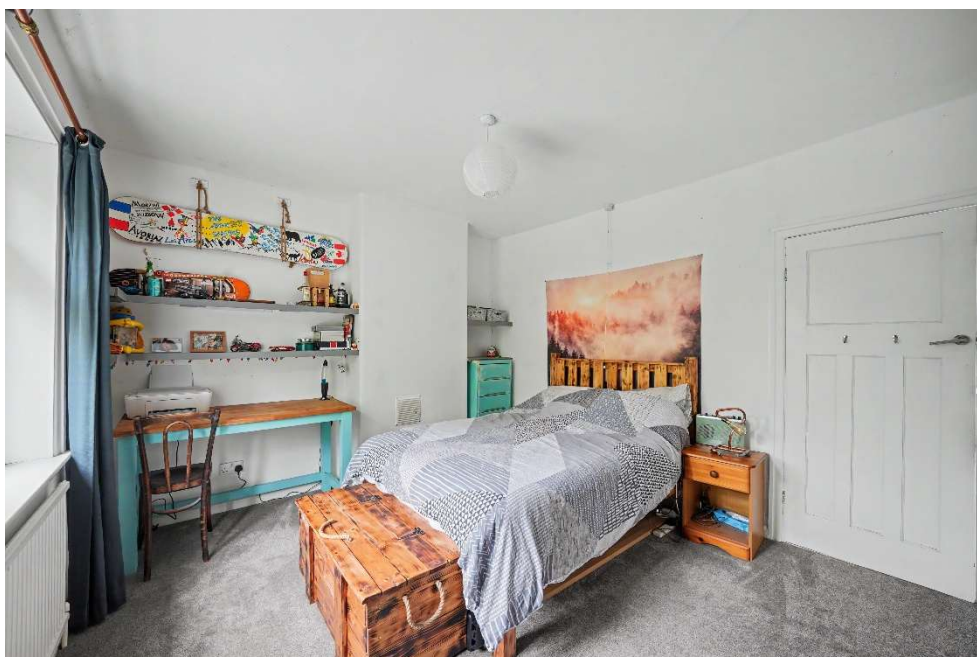
LANDING

With a uPVC double glazed window to the gable, ceiling light point and loft access. From the landing access can be gained to the following: -

BEDROOM ONE

Measurements- 15'0" maximum x 10'9"

A generous double room which has a uPVC double glazed window looking out over the front garden and with a pleasant wooded aspect beyond, there is a ceiling light point, central heating radiator, open wardrobe with fitted hanging rail and shelving and chimney breast with display shelving to either side.



BEDROOM TWO

Measurements- 9'0" x 8'6"

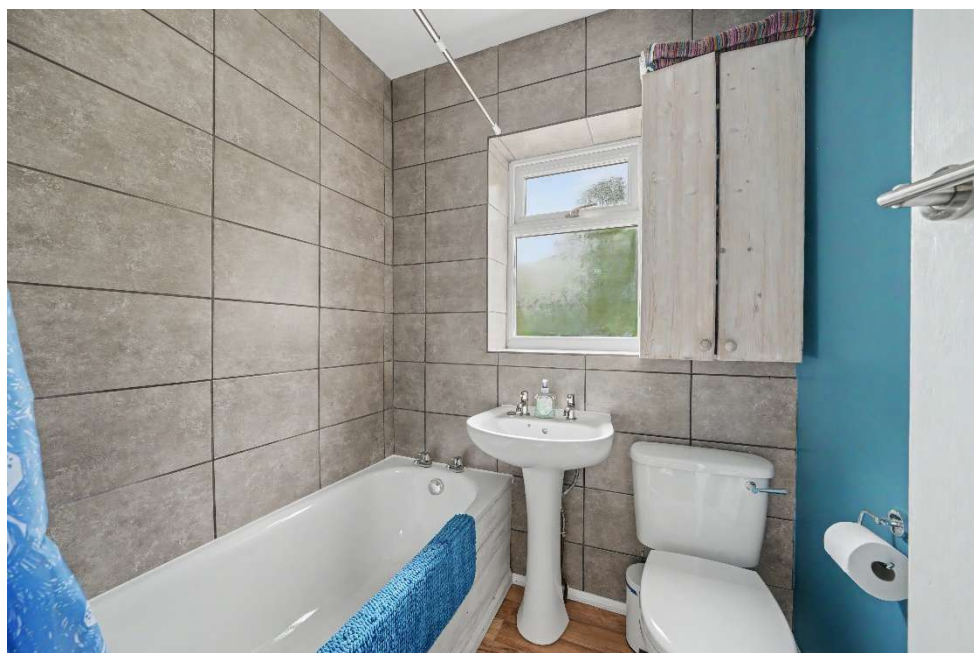
A double room with a uPVC double glazed window looking out over the rear garden and with a wooded aspect beyond. There is a ceiling light point, fitted floor to ceiling cupboards and central heating radiator.



BATHROOM

Measurements- 5'7" x 5'5"

With a frosted uPVC double glazed window, ceiling light point, floor to ceiling tiled walls, central heating radiator and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



OUTSIDE

GARDENS

To the front of the property there is a wrought iron hand gate which opens onto a flight of steps and tarmac pathway leading to the front door, adjacent to this there is a gravelled area with a rockery and planted flowers and shrubs. To the right-hand side of the property there is a hand gate opening onto a pathway which leads to the rear. The pathway also has a small fuel store and is bordered by a stone wall. There is a south facing rear garden with outside cold-water tap, further fuel store, extensive flagged area with planted flowers and shrubs to the borders, timber garden shed with a courtesy door giving access to the garage.

PARKING

To the front of the property there is on street parking. Adjacent to number 44 Close Hill Lane there is an access lane which continues across the rear of the terrace where there is informal parking as well as providing access to the garage.

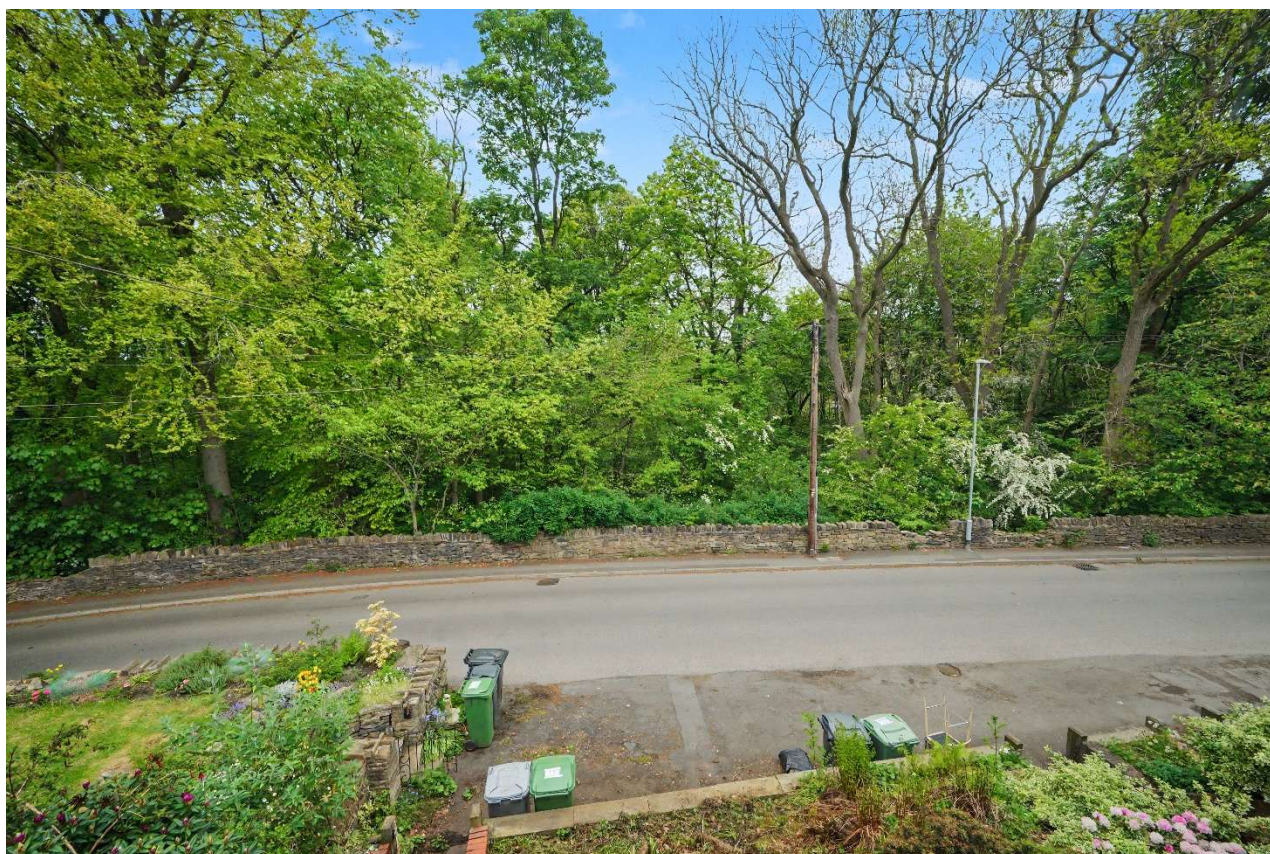
GARAGE

Measurements- 16'5" x 10'4"

With an up and over door, window to the side elevation, courtesy door giving access to the rear garden, power and light. To the left-hand side of the garage there is a secure timber hand gate leading onto the lane.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Alarm- The property is fitted with a security alarm

Property tenure – Freehold

Council tax band – A

Directions- Using satellite navigation enter the postcode HD4 6LE

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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