



55 Taylor Hill Road, Huddersfield, HD4 6HJ Offers in excess of £120,000

Good Move are delighted to present this two bedroom mid-terrace house to the market.

The ground floor features a bright and spacious lounge, ideal for both relaxing and entertaining, alongside a well-appointed separate kitchen. Upstairs, the property offers two bedrooms and a centrally located family bathroom. Externally, the home benefits from a spacious garden, perfect for outdoor enjoyment. The layout has been designed to maximise space making it an excellent choice for first-time buyers, small families, or investors.

Taylor Hill Road is a well-regarded and conveniently situated location, offering easy access to both Holmfirth and Huddersfield. The area benefits from regular local bus services, excellent road connections, and a range of schools. A nearby railway station in Berry Brow provides links to Huddersfield and Sheffield, making it ideal for commuters.

The property has been attractively priced and we invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

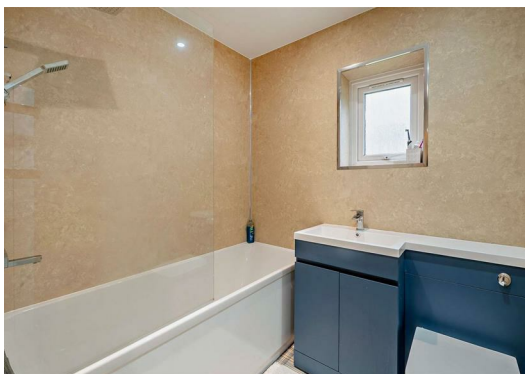
Leasehold Information

877 years remaining on the lease
 Ground rent: £3.18
 Maintenance charge: £0

This information is provided by the vendor and should be verified during the conveyancing process.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		



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