81 Taylor Hill Road, Berry Brow, Huddersfield, HD4 7LS

Offers Over £170,000

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NO UPPER CHAIN

Offered for sale with vacant possession and no vendor chain, is this spacious 3 bedroom end through terrace which would make an ideal purchase for the first time buyer, professional couple or buy-to-let investor alike. Being handily positioned within the popular area of Taylor Hill, which has access to local amenities within nearby Newsome and Lockwood and situated approximately 2.5 miles from Huddersfield town centre. The property provides uPVC double glazing, modern gas fired central heating boiler and accommodation briefly comprising:- entrance hall, lounge, fitted dining kitchen with integrated appliances and quartz worktops (recently installed). At first floor there are 3 bedrooms and an adapted wet room style shower. Externally there is a garden to the front and access over the paved area to the side, which leads to the rear of the terrace.

GROUND FLOOR:

Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a modern glass and oak balustrade staircase and a central heating radiator.

Lounge

14'9" x 12'3" (4.50m x 3.73m)

This spacious lounge has feature ceiling coving, picture rail and ceiling rose. There is a fireplace surround with living flame gas fire, a central heating radiator and a uPVC double glazed window to the front elevation which enjoys a tree aspect.

Dining Kitchen

16'5" x 9'2" (5.00m x 2.79m)

The kitchen has an extensive range of modern wall and base units with quartz working surfaces over and inset sink unit and mixer tap. Integrated appliances include fridge, freezer, induction hob, washing machine, double oven/microwave and extractor fan. Also having tiled flooring, a central heating radiator, a uPVC double glazed window to the rear and a side external door. The kitchen gives access to the cellar and also houses the central heating boiler.

LOWER GROUND FLOOR:

Cellar

The cellar provides additional storage space.

FIRST FLOOR:

Landing

The landing has a fitted cupboard with sliding door fronts which houses the water heater.

Bedroom 1

14'10" x 9'9" (4.52m x 2.97m)

This lovely double room has a central heating radiator and a uPVC double glazed window to the front elevation which enjoys a pleasant tree lined aspect.

Bedroom 2

9'4" x 7'8" (2.84m x 2.34m)

Having fitted wardrobes with sliding door fronts, fitted drawers/storage within the alcove and a central heating radiator. A uPVC double glazed window looks out to the rear.

Bedroom 3

9'6" x 7'4" (2.90m x 2.24m)

Also having a central heating radiator and a uPVC double glazed window.

Shower Room

Having an adapted walk in shower with wet room style flooring, wc, pedestal wash hand basin and chrome ladder style. There is part tiled and part panelled walls and a uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a paved garden with hedging. Access over the paved section at the side gives access to kitchen and continues round to the back of the terrace.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616), continue along this road which then becomes Lockwood Road. At Lockwood Bar traffic lights turn left into Woodhead Road and follow the road round the bend taking a left hand turning into Taylor Hill Road. Proceed up the hill and as the road flattens out and starts to descend, the property is located on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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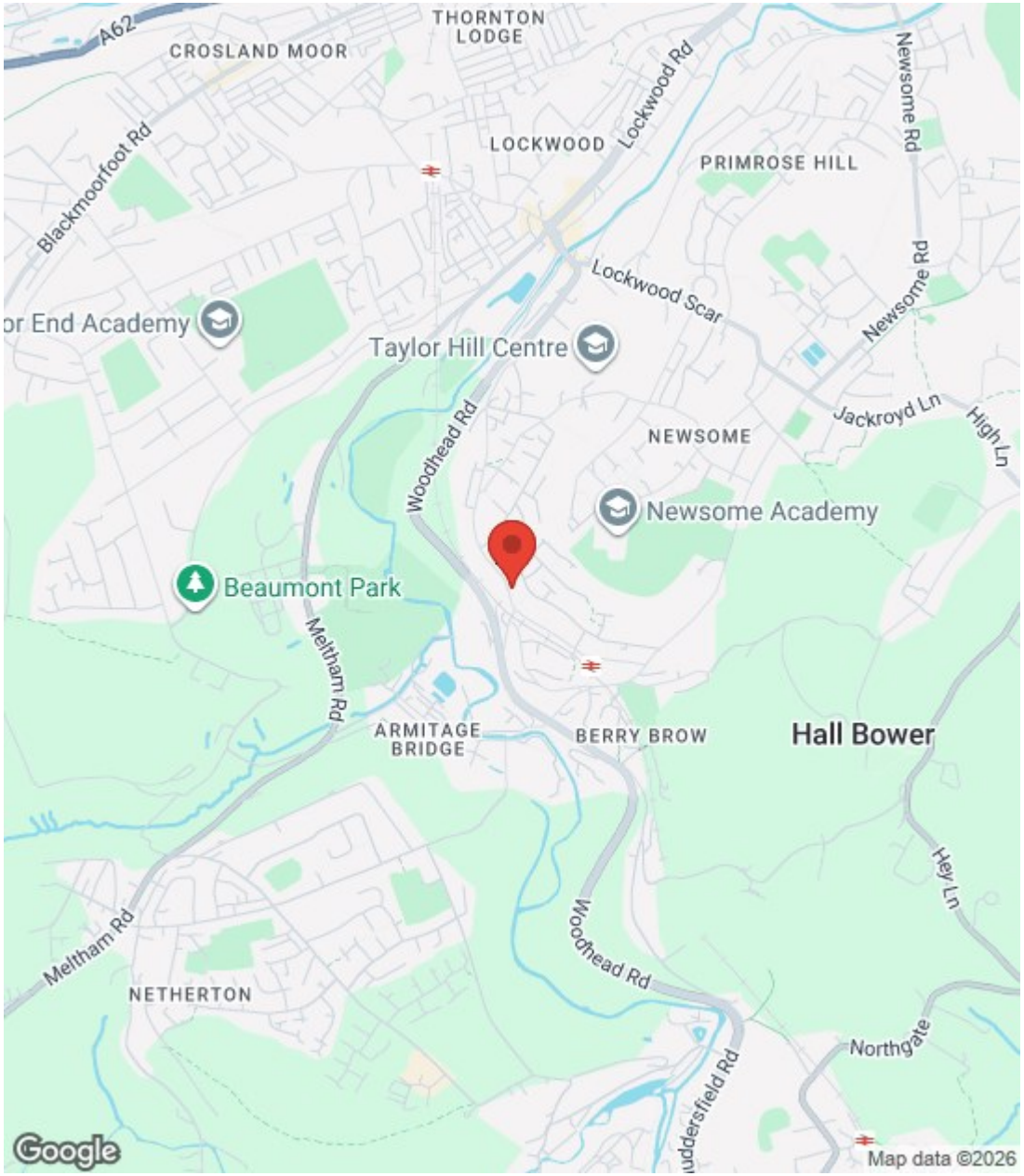
MORTGAGES:

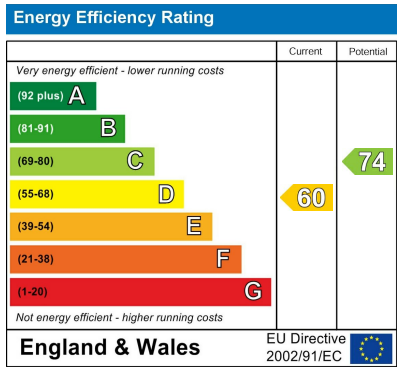
Bramleys have partnered up with a small selection of independent mortgage brokers who can

search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

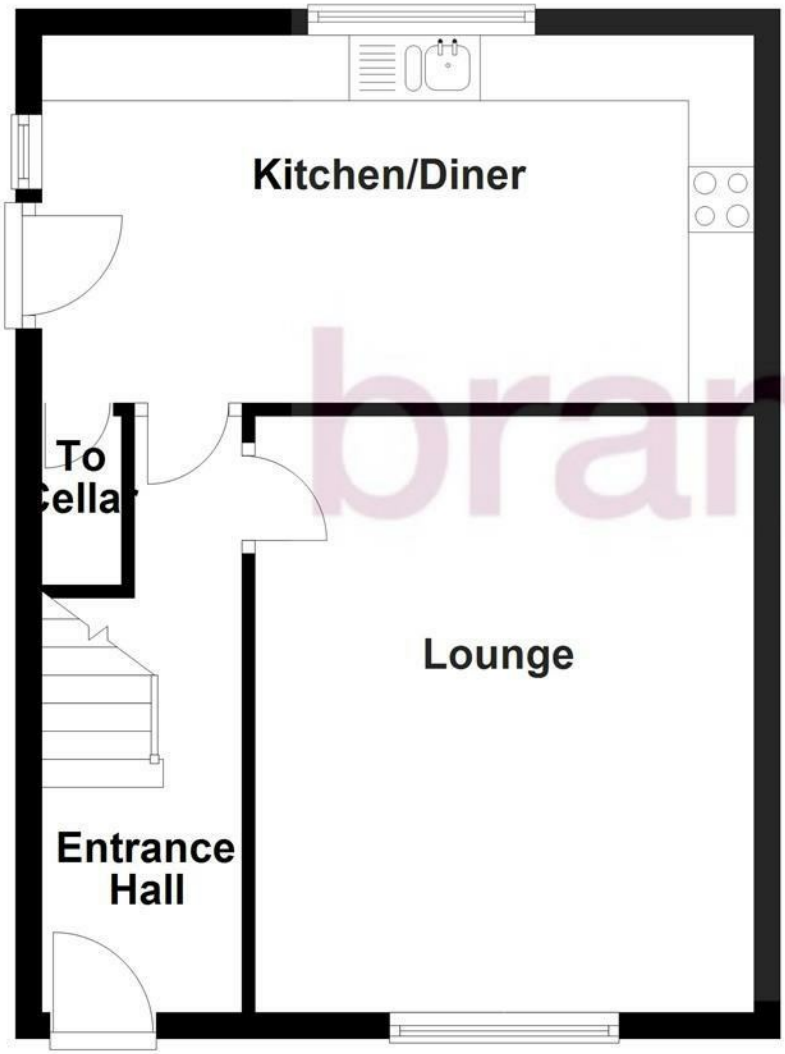
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

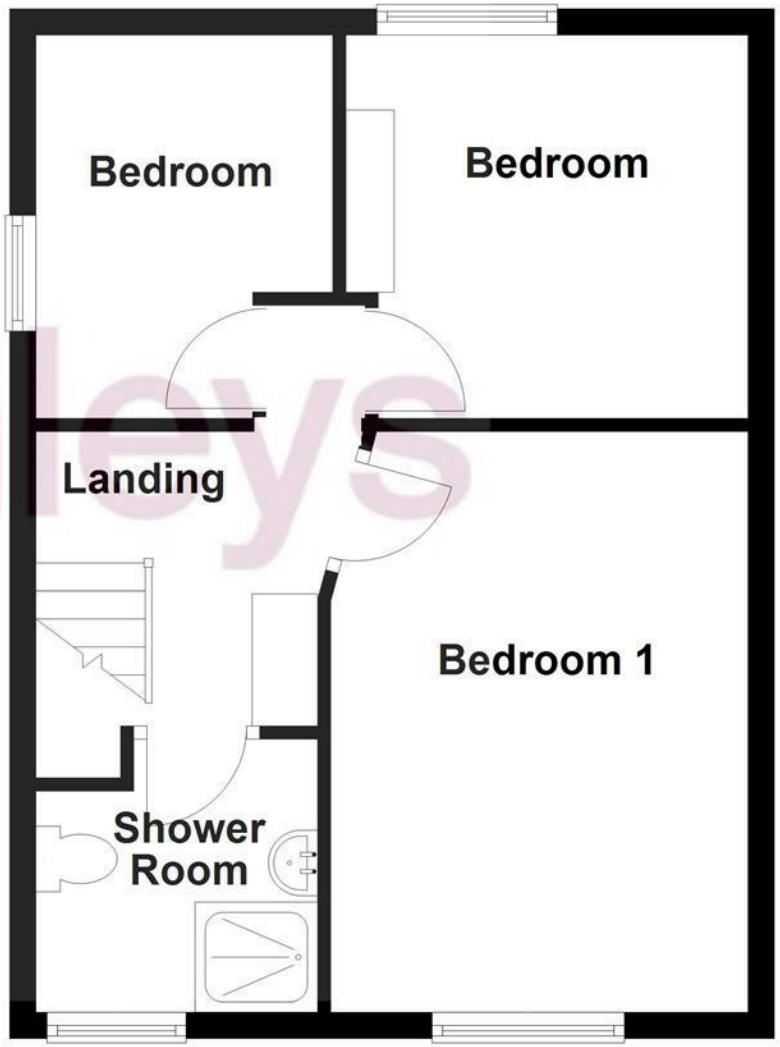
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Ground Floor



First Floor



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