



46 Holmcliffe Avenue, Taylor Hill, Huddersfield, HD4 7RN

£345,000

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This unique 4-bedroom detached property enjoys a private lawned garden to rear and offers lots of built in storage ideal for a growing family. Boasting two reception rooms with ample space for entertaining guests and balcony which overlooks the rear garden with views beyond. Offering 4 double bedrooms, a useful utility room, spacious house bathroom and en-suite facilities to the master bedroom. The newly decorated interior adds a fresh touch, making it move-in ready for its new owners. Also having a single garage with electric door, driveway and useful basement which offers additional storage. Situated on a quiet cul-de-sac and enjoying private gardens to the rear, ideal for relaxing/entertaining. This detached house combines comfort and practicality and needs to be viewed in order to appreciate.

Energy Rating: D



GROUND FLOOR:

Hardwood double doors give access to the entrance hall.

Entrance Hall

Large double uPVC doors gives access to the galleried entrance hall which has a staircase leading to the lower ground floor and first floor living accommodation. Useful storage can be found underneath the staircase.

LOWER GROUND FLOOR:

Lounge

19'6 x 11'8 (5.94m x 3.56m)

The lounge has engineered wood flooring, a limestone fireplace with pebble effect gas fire, 2 central heating radiators and 2 uPVC double glazed windows which overlook the rear garden.

Kitchen

11'2 x 9'8 (3.40m x 2.95m)

Having tiled flooring and a range of wall and base units with working surfaces over, integrated appliances include gas hob, double oven and dishwasher. Also having a stainless steel sink unit, a central heating radiator and a UPVC double glazed window. The kitchen gives access to the utility.

Utility Room

9'8 x 5'2 (2.95m x 1.57m)

Having space and plumbing for a washing machine and space for a fridge and freezer. The utility has an external door and additional storage underneath the staircase.

Dining Room

11'9 x 9'8 (3.58m x 2.95m)

The dining room has engineered wood flooring, a central

heating radiator and double doors to a balcony which enjoys views over the garden. There are also glazed double doors which access the lounge.

FIRST FLOOR:

Landing

The landing has access to the loft.

Master Bedroom

14'5 x 9'2 (4.39m x 2.79m)

Having fitted wardrobes to one wall with sliding door fronts, a central heating radiator and a uPVC double glazed window which enjoys distant views over the garden.

En-Suite Shower Room

Having a three piece suite comprising wc, wash hand basin and shower enclosure. Also having part tiled walls, a ladder style radiator and a uPVC double glazed window.



Bedroom 2

11'8 x 10'4 plus door recess (3.56m x 3.15m plus door recess)

Having a Velux window, a central heating radiator and a uPVC double glazed window.

Bedroom 3

11'8 x 9'9 (3.56m x 2.97m)

Having a central heating radiator and a uPVC double glazed window.

Bedroom 4

11'8 x 7'9 (3.56m x 2.36m)

Having a central heating radiator and a uPVC double glazed window.

Bathroom

A spacious bathroom with shower, pedestal wash hand basin, wc, bath, fitted storage units, a central heating radiator and a built in cupboard which houses the central heating boiler.

OUTSIDE:

A driveway to the front provides off road parking and the single garage (11'6 x 16'10) has an electric door, internal power, lighting and vehicle charging point. There is a well stocked gravelled garden to the front, with steps down the side leading to the rear. The rear garden is mainly lawned with patio area and provides a good degree of privacy. A basement store room underneath the lounge (19'6 x 9'8) provides useful additional storage along with a further store room underneath the balcony.

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) heading towards the Lockwood traffic lights and turning left at the lights onto Bridge Street. Follow the road around the bend before taking the left turn onto Taylor Hill Road. Follow this road all the way up the hill and take a left turn onto Bankfield Park Avenue and then a right turn onto Caldercliffe Road. Turn left onto Vickerman Crescent and then take the right onto Holmcliffe Avenue where the property can be found on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

D

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.

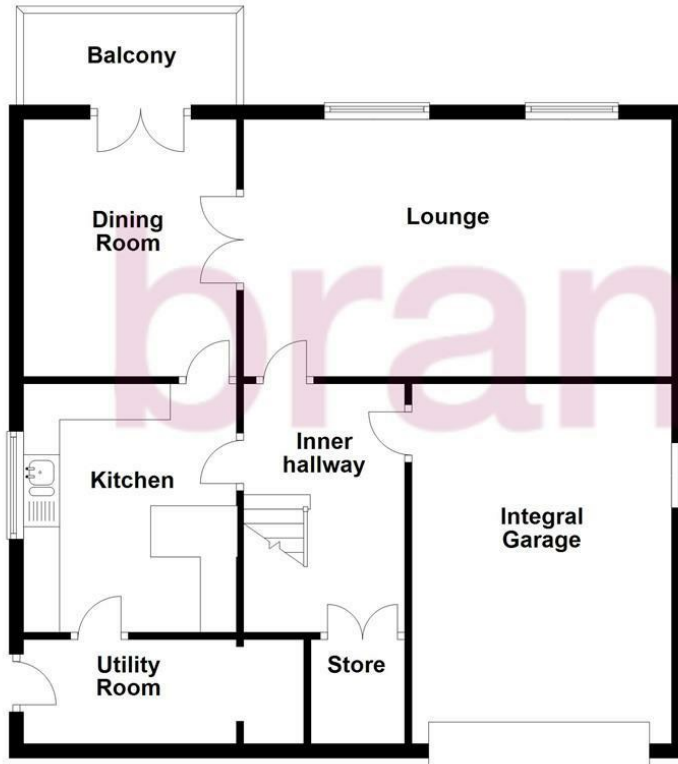
VIEWINGS

Please call our office to book a viewing 01484 530361.

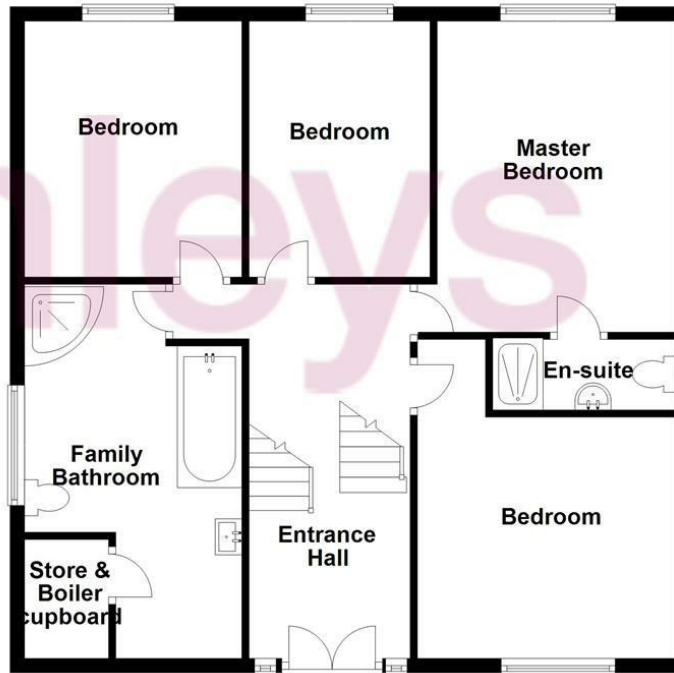




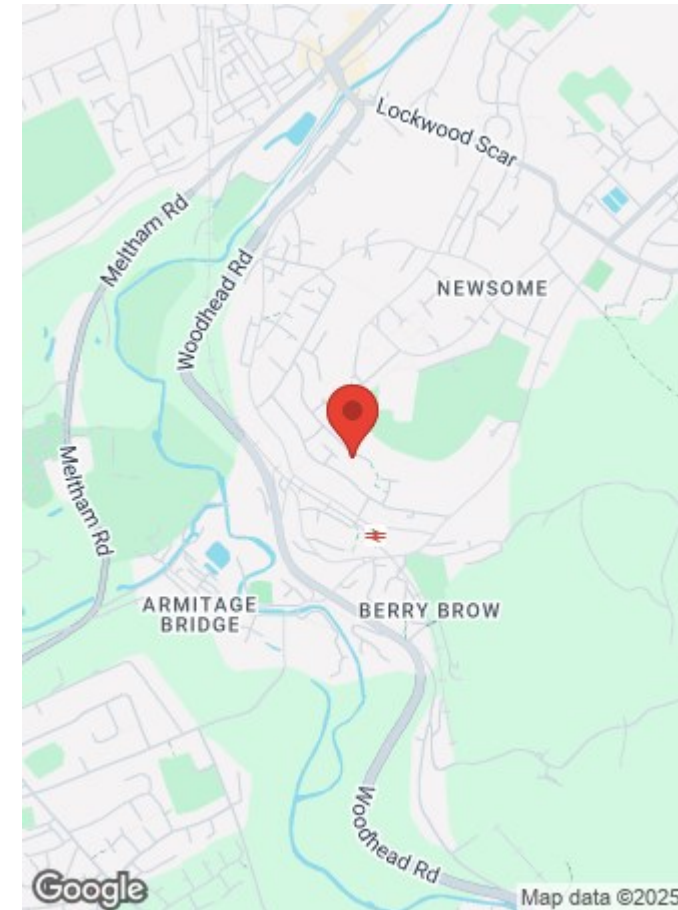
Lower Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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

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