



17 Taylor Hill Road, Huddersfield, HD4 6HN

Asking Price £90,000

bramleys





This stone built, through by light, 2 bedroomed terraced property is situated in a popular residential locality approximately 1 mile from Huddersfield town centre. Having undergone modernisation and improvement works, the property now makes an ideal purchase for the first time buyer or investor buyer alike. Benefitting from gas fired central heating and uPVC double glazing, the property has a newly fitted kitchen with integrated appliances and has been decorated throughout including new floor coverings.

Energy Rating: D



GROUND FLOOR:

Entrance Hall

A uPVC double glazed entrance door gives access to the living kitchen.

Living Kitchen

14'9" x 14'5" (4.50m x 4.39m)

Having brand newly fitted high gloss kitchen with matching floor and wall units, there is a 4 ring electric hob with in-built oven and overhead extractor fan and light, inset stainless steel sink unit with side drainer and plumbing for automatic washing machine. There is a uPVC double glazed window and a staircase rising to the first floor.

FIRST FLOOR:

Landing

Bedroom 1

8'11" x 8'7" (2.72m x 2.62m)

Having a central heating radiator and uPVC double glazed window.

Bedroom 2

8'11" x 5'6" (2.72m x 1.68m)

Having a central heating radiator and uPVC double glazed window.

Family Bathroom

Having a 3 piece suite comprising of low flush toilet, pedestal wash basin and panelled bath with overhead shower. There is a central heating radiator and uPVC double glazed window.

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. At the lights, turn left onto Bridge Street and then follow this road around the bend and up the hill before taking a left onto Taylor Hill Road. Follow this road up the hill and the property can be found on the left hand side of the road clearly identified by the Bramleys for sale board.

TENURE:

Leasehold - Term: 999 years from 29/09/1868 / Rent: £8.18s.4d

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

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.

Ground Floor



First Floor

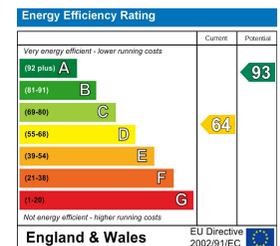


CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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