26 Taylor Hill Road,
Taylor Hill HD4 6HR

OFFERS AROUND
£137,500















RECENTLY REFURBISHED, THIS BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE IS SET OVER THREE FLOORS AND BOASTS DECEPTIVELY SPACIOUS AND STYLISH LIVING ACCOMMODATION, A LOW MAINTENANCE PATIO AND ON STREET PARKING.

LEASEHOLD - 999 YEARS - EXPIRES 2867 - GROUND RENT £1 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a Upvc door into a welcoming entrance hallway with space to remove outdoor clothing. A staircase with a characterful arch ascends to the first floor landing and a door leads through to the living room.

LIVING ROOM 16'0" max x 11'9" max





This beautifully presented reception room has a pebble effect gas fire with a marble surround and alcoves to either side of the chimney breast which create additional space for free standing furniture. A large front facing window fills the room with natural light and doors lead through to the entrance hall and to stairs which descend to the dining kitchen.

DINING KITCHEN 14'11" max x 11'6" max




This attractive dining kitchen really is the hub of the home and provides the perfect setting for entertaining with friends and family. The kitchen is fitted with a range of white shaker style wall and base units, contrasting work surfaces with bevelled metro tile splashbacks and a stainless steel sink with mixer tap over. The kitchen benefits from an integrated electric oven and four ring gas hob with extractor fan overhead. There is plumbing for a washing machine and space for a condenser dryer if required. To the side of the kitchen is space for a dining table and chairs. Practical vinyl flooring flows underfoot and spotlighting to the ceiling completes the look. Doors lead through to the store room, bathroom and a staircase ascends to the living room.




STORE 14'4" max x 7'1" max

Accessed from the kitchen and split into two areas is this good size store room which has space for a freestanding fridge and freezer, room for house hold items and for a workshop if desired.

BATHROOM 14'9" max x 4'1" max




This stylish bathroom comprises of a four piece white suite including a bath, a shower cubicle with a bifold glazed screen, a pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is partially tiled with attractive wall tiles, has complimentary floor tiles underfoot, an anthracite towel radiator, spot lights and a side obscure window. A door leads through to the dining kitchen.

FIRST FLOOR LANDING




Stairs ascend from the entrance hallway to the first floor landing which has a rear window offering pleasant far reaching views and doors open to two bedrooms. A hatch gives access to the loft.

BEDROOM ONE 13'9" max x 10'1" max





Flooded with natural light and enjoying neutral décor, the master bedroom has an original decorative fireplace, ample space for free standing bedroom furniture and bulk head shelving. Two windows gives a view of the street scene below and a door opens to a handy cloakroom which comprises of a vanity hand wash basin, a low level W.C, vinyl flooring and a spotlight. A door leads through to the landing.





BEDROOM TWO 9'1" max 5'8" max





A bright, single bedroom with space for bedroom furniture. A window offers far reaching views and a door leads through to the landing.



EXTERNAL AND PARKING





To the front of the property is an enclosed paved garden ideal for sitting out and space for decorative pots and planters.

The property has on street parking.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 29/09/1868
Years remaining - 841

ADDITIONAL COSTS:
Ground rent - £TBC per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

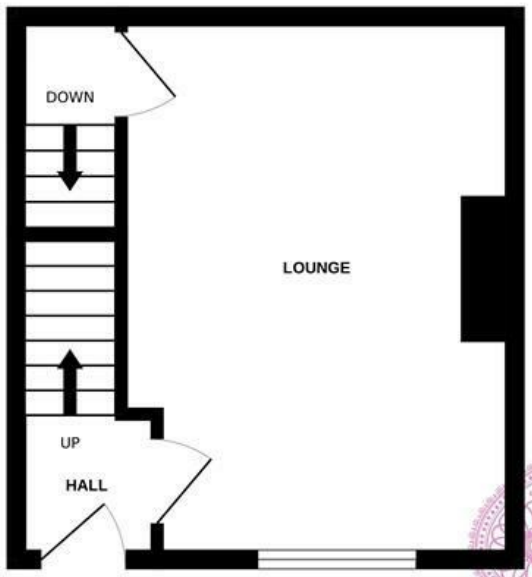
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES - PAISLEY / ALMONDBURY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

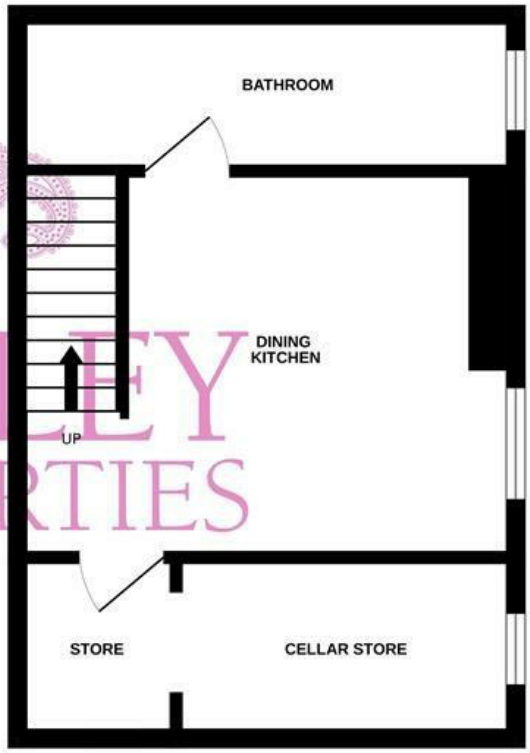
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

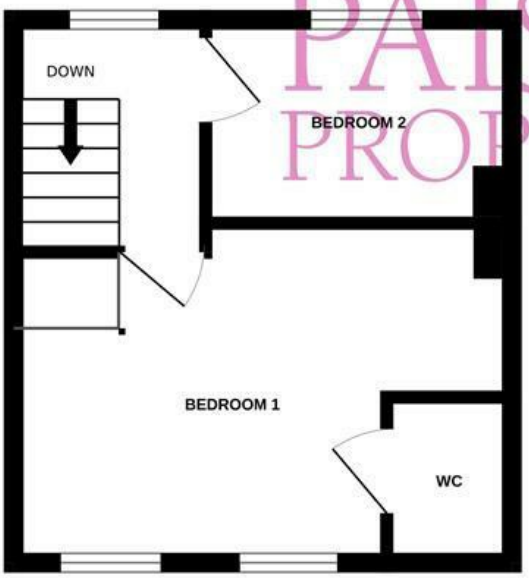
GROUND FLOOR



BASEMENT



1ST FLOOR



PAISLEY PROPERTIES

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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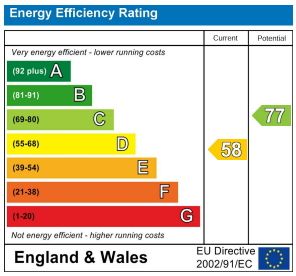

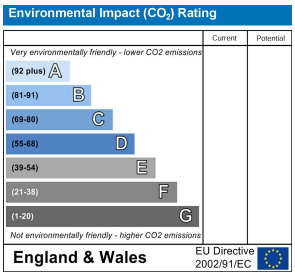

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