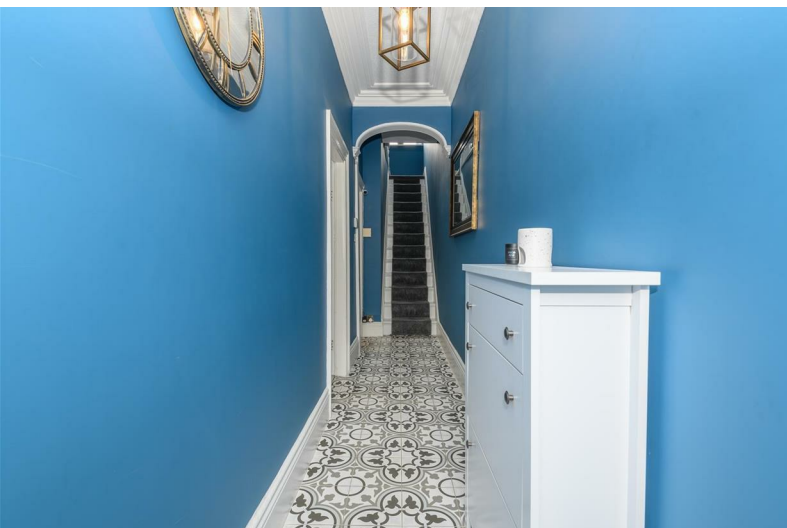




## 6 Armitage Road

Birkby, Huddersfield, HD2 2UB

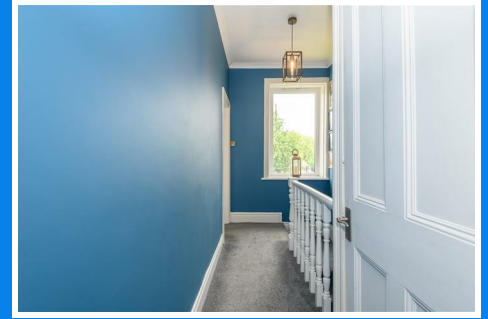
Asking Price £230,000



# 6 Armitage Road

Birkby, Huddersfield, HD2 2UB

Asking Price £230,000



Nestled in the convenient location of Armitage Road in Birkby, Huddersfield, this delightful property is sure to capture your heart. Boasting a generous-sized mid-terrace layout, this house offers a perfect blend of comfort and style.

Upon entering, you are greeted by a warm and inviting reception room, ideal for relaxing or entertaining guests. The property features three cosy bedrooms, providing ample space for the whole family. The modern bathroom ensures convenience and comfort for all residents.

One of the highlights of this property is the very spacious modern kitchen and diner, perfect for whipping up delicious meals and creating lasting memories with loved ones. Additionally, the large useful cellar provides extra storage space or the potential for a creative project.

Convenience is key with parking available for one vehicle, along with a garage equipped with electric parking. Additional on-street parking to the front of the property.

## Entrance

Access via composite door.

## Hallway

Mosaic tiles and blue decor. Staircase with runner. Access to ground floor accommodation.

## Living Room

A generous living space for the family and benefitting from a newly fitted log burning stove. Grey carpets, blue walls with decorative coving and a picture rail. A

feature wall with marble effect paint style. Large window to the front of the property allowing lots of natural light.

## Kitchen/Diner

A very generous kitchen and diner with wall and base units into wooden worktops. Inset ceramic sink. Metro tile splashback, continued mosaic tiles to the floor, space for a range oven and integrated dishwasher and single fridge. Window to the rear and access to the rear via door. Access to the cellar.

## Cellar

Useful and spacious cellar with wall and base units and stainless steel sink and drainer, space and plumbing for a washer and dryer. Location of boiler. Additional door to the rear garden.

## First Floor Landing

Under-stairs storage

## Bedroom Two

A good-sized and neutral double bedroom with space for furniture and furnishings. A window to the front elevation.

## Bedroom Three

A good-sized and neutral double bedroom with space for furniture and furnishings. Window to the rear elevation.

## House Bathroom

A bathroom suite with wc and hand-basin into vanity unit and a bath with shower over. Tiled flooring and part tiled walls. A chrome heated towel rail.

## Master Bedroom (Bedroom One)

To the second floor we have a master bedroom,

neutrally decorated and with velux windows to both sides.

### External

Benefitting from a well-maintained yard to the front, a good-sized garden to the rear with lawn and a garage to the rear with lights and power.

### Directions

For Satnav please use the postcode HD2 2UB.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Viewings

Viewings are strictly by appointment only. Please contact SW Property.

### 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 SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### 6 Armitage Road, Birkby Huddersfield



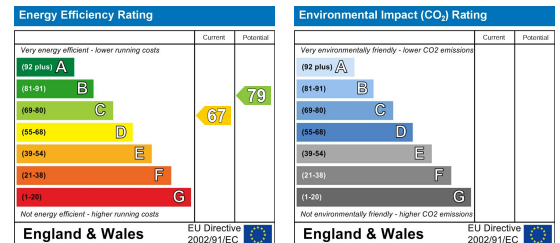
Approx. Gross Internal Floor Area 1604 sq. ft / 149.18 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.