



28 Armitage Road, Birkby, Huddersfield, HD2 2UB
Offers Around £225,000

bramleys





This extremely deceptive 3 DOUBLE BEDROOM mid terraced property offers spacious accommodation over 4 floors, boasting 2 reception rooms and separate kitchen. Having character features with original covings, cast iron fireplaces, sash windows and stripped wood flooring. An ideal property for a growing family with lots of built in storage and gardens to front and rear. Off road parking can be created to the rear if required. Conveniently situated for amenities and good access to Huddersfield town centre.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

A timber entrance door gives access to the entrance hall which has stripped wood flooring and staircase, a central heating radiator, dado rail and decorative ceiling coving.

Lounge

14'2 x 13'0 (4.32m x 3.96m)

This lovely reception room enjoys plenty of natural light from the large sash window to the front. Having stripped wood floorboards, ceiling coving, a modern wall mounted central heating radiator and a fireplace surround.

Dining Room

15'0 x 14'0 (4.57m x 4.27m)

Another spacious reception room with stripped wooden floorboards, feature sash window with leaded glass panel to the rear, original built in cupboard within the alcove and gas fired stove.

LOWER GROUND FLOOR:

Kitchen

14'10 x 13'9 min ext to 16'11 (4.52m x 4.19m min ext to 5.16m)

The kitchen has a range of pine units with work surfaces over, gas cooker point with extractor hood over, space and plumbing for washing machine and dishwasher and stainless steel sink unit. The kitchen houses the central heating boiler, there is a sash window and external door to the rear garden. The kitchen also gives access to a useful store/utility room.

FIRST FLOOR:

Landing

Having a sash window, built in storage under the stairs and access to the attic bedroom.

Bedroom 2

15'1 x 11'3 (4.60m x 3.43m)

Having a feature cast iron fireplace, a central heating radiator and a sash window with shutters.

Bedroom 3

14'2 x 9'10 (4.32m x 3.00m)

Also having a sash window and stripped wood floor boards.

Shower Room

This recently installed shower room comprises walk in shower, wc, wash hand basin, part tiled walls and sash window.

SECOND FLOOR:



Attic Bedroom

18'10 x 17'1 (5.74m x 5.21m)

Having 2 Velux windows, stripped wood floorboards and a central heating radiator.

OUTSIDE:

To the front is a gravelled garden area and on street parking. To the rear is an established mature garden with gravelled section. There is potential to create off road parking to the rear if required.

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 New North Road (A629), at the traffic lights in Edgerton pass straight ahead which automatically becomes Edgerton Road and then Halifax Road. Continue to the traffic lights at Birchcliffe and take the right hand turning into Birkby Hall Road. Continue along this road and turn left onto Armitage Road.

TENURE:

Leasehold - Term: 999 years from 01/01/1903 / Rent: £1.29

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:

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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			83
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

