



Royd Street, HUDDERSFIELD HD3 4QY

welcome to

Royd Street, HUDDERSFIELD

Located in sought after Longwood this two double bedroom plus large attic room mid-terrace offers an ideal mix of character and modern living. Perfect for couples or the growing family with a second reception room, balcony and enclosed garden. The property is close to M62 links and local amenities.



Lower Ground Floor Snug/Cinema Room

12' 8" x 14' 9" into recess (3.86m x 4.50m into recess)
Fantastically spacious and characterful second reception room which opens out onto the rear garden. Fitted with carpeted flooring and warmed by a central heating radiator and a large multi-fuel burner. The room offers additional space making the property ideal for the growing family. With a feature brick wall providing ample character to the space.

Cellar/Gym

10' 7" plus recess x 11' 6" (3.23m plus recess x 3.51m)
The converted cellar is modern and stylish with wood flooring and brick walls. Offering extra space for families, or those wanting a home office.

Ground Floor Lounge

11' 10" into recess x 12' (3.61m into recess x 3.66m)
Immaculately presented lounge with ample character, fitted with wood flooring and a stone chimney breast complete with a multi fuel burner, this home is move in ready and finished to an incredible standard. Ample natural light from a double glazed window to the front and warmed by a central heating radiator.

Kitchen

15' 1" max into recess x 13' 1" (4.60m max into recess x 3.99m)
Modern kitchen full of charm, larger than average and beautifully maintained, fitted with wood flooring and ceiling spotlights. Plus a range of base and wall units with wood worktops, complete with kitchen island/breakfast bar providing lots of worktop space. Feature brick walls give the space character, with space for a stand alone range cooker, plus integral fridge/freezer. Undercounter washing machine, tumble dryer and dishwasher space. A double glazed window and French doors open out onto the rear balcony with fabulous views.

First Floor Landing

Well proportioned landing with carpeted flooring and a double glazed window to the side, warmed by two central heating radiators.

Bedroom One

8' 6" into recess x 11' 9" (2.59m into recess x 3.58m)
Good sized bedroom with ample character, fitted with wood flooring and warmed by a central heating radiator. Lots of natural light from a double glazed window to the front.

Bedroom Two

13' 3" x 8' 2" into recess (4.04m x 2.49m into recess)
The second bedroom is spacious with extra storage into integrated cupboards. Warmed by a central heating radiator and with a double glazed window allowing lots of natural light into the space.

Bathroom

Larger than average modern bathroom, half tile and fitted with a walk in shower cubicle and separate bath, low flush WC and wash hand basin with vanity cupboards underneath. Light and airy with a double glazed window.

Second Floor Attic Room

14' 10" x 16' 9" restricted head height (4.52m x 5.11m restricted head height)
Immaculate attic room provides lots of extra space for the family. Fitted with carpeted flooring and warmed by a central heating radiator, the room is generous in size and offers ample extra storage into the eaves. Plus two velux windows to the front and rear.

External Front

To the front of the property is a well kept lawn and garden path to the house, setting the property back from the road.

Rear

To the rear of the property is a good sized lawn and patio, fully enclosed by timber fence which creates the ideal space for children. Plus a wood store to the rear of the garden.



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welcome to

Royd Street, HUDDERSFIELD

- Characterful Features
- Spacious property with a large converted attic room and cellar!
- Peaceful Location close to schools, amenities and M62 links
- Modern and Move in ready
- Enclosed rear garden as well as a balcony off the kitchen
- Off road parking with space for 2+ cars
- Two multi-fuel burners

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF117845 - 0009

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