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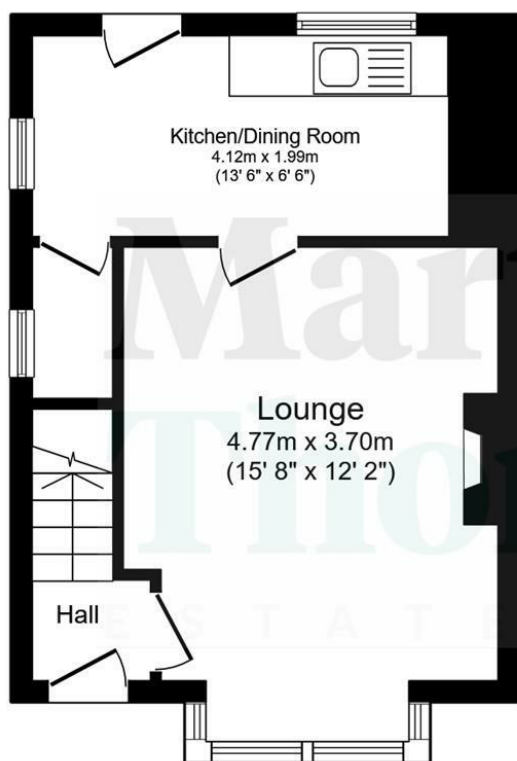
## Royd Avenue, Ainley Top Huddersfield, Yorkshire

**Offers in the region of  
£180,000**

This two-bedroom semi-detached home enjoys a no-through-road position and has a light and bright interior. It is located in this highly accessible and most convenient commuter location, close to local amenities within Lindley Village. The accommodation comprises an entrance lobby, living room with bay window and rear dining kitchen. On the first floor are two bedrooms and a stylish bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is off-road parking and a rear garden with a patio and lawned area. The property is offered with the advantage of no onward chain.

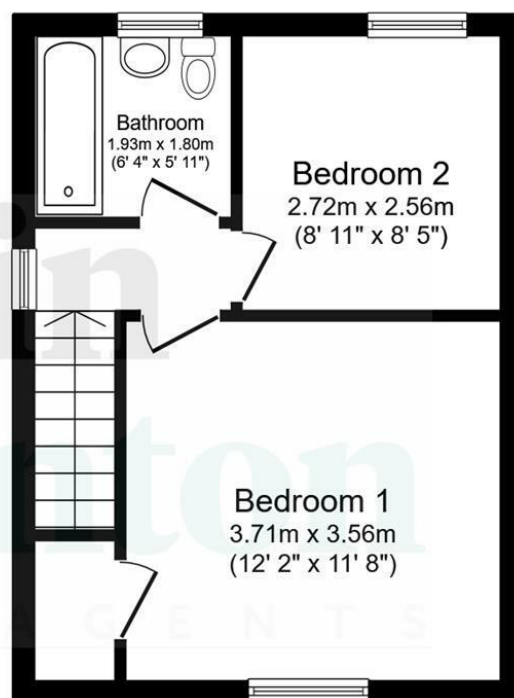
**Royd Avenue, Ainley Top  
Huddersfield, Yorkshire**

**Floorplan**



**Ground Floor**

Floor area 30.6 sq.m. (330 sq.ft.)



**First Floor**

Floor area 29.4 sq.m. (317 sq.ft.)

**Total floor area: 60.0 sq.m. (646 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

# Royd Avenue, Ainley Top Huddersfield, Yorkshire

## Details



### Entrance Hallway

An external uPVC door with an opaque overlight gives access into the entrance lobby. This has a staircase rising to the first floor accommodation and a panelled door leads into the living room.

### Living Room

This good-sized reception room is positioned at the front of the property. It is light and bright with a walk-in bay window with uPVC glazing overlooking the frontage. There is neutral decor and grey carpeting, ceiling downlighting, plenty of space for furniture and a radiator. A panelled door leads into the dining kitchen.



### Dining Kitchen

This room is positioned at the rear of the property and has wall cupboards and base units with working surfaces, part tiled surrounds and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a four-ring gas hob with a canopy style filter hood above and built-in fan oven beneath. There is plumbing for an automatic washing machine, space for a freestanding fridge or a condensing tumble dryer. The dining area could accommodate a bistro style dining table and has a useful under stairs storage cupboard, housing the boiler for the central heating system. The dining kitchen enjoys a dual aspect with rear and side uPVC windows, along with an external uPVC door leading to the garden. There is ceiling downlighting and a radiator.



### First Floor Landing

From the entrance lobby, a staircase rises to the first floor landing, which has an opaque uPVC side window.



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## Details



### Bedroom One

This large double bedroom is positioned at the front of the property and has a uPVC window, neutral decor and grey carpeting. There is walk-in wardrobe, downlighting, space for further furniture and a radiator.



### Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window, neutral decor, grey carpeting and a radiator.



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## Details



### Bathroom

The well-appointed bathroom has a white three-piece suite comprising a bath with a curved shower screen and a wall-mounted shower fitting, a pedestal wash hand basin and a low-level WC. There is tiling to the walls and floor, ceiling downlighting, an extractor fan and a radiator. It has an opaque uPVC window to the rear elevation.



### External Details

At the front of the property is a low-level perimeter wall and provision for parking. There is a driveway at the side providing further parking, continuing to the rear, which has a full-width paved patio area, an outside store and a lawned garden area.



### Tenure

The vendor informs us that the property is freehold.

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Directions

