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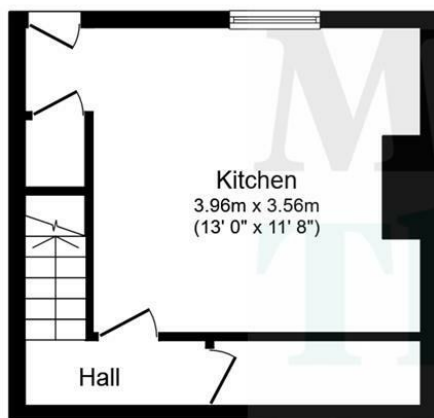
Armitage Road, Milnsbridge Huddersfield,

£725 Per month

This two-bedroom, mid-terraced property is located in Milnsbridge with its various amenities. It may prove suitable to a professional couple looking to access the nearby M62 motorway network. The accommodation comprises an entrance hall, living room, kitchen with pantry, two bedrooms and a stylish house bathroom. The property benefits from gas-fired central heating and is predominantly uPVC double-glazed. Externally, at the front of the property, there is a flagged garden area. At the rear, there is a lovely fenced and walled garden with a useful storage shed.

**Armitage Road, Milnsbridge
Huddersfield,**

Floorplan



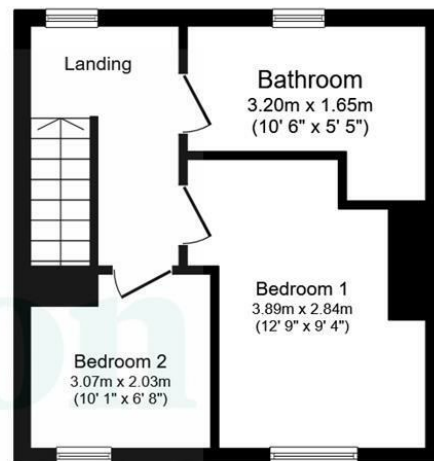
Lower Ground Floor

Floor area 25.7 sq.m. (277 sq.ft.)



Ground Floor

Floor area 25.7 sq.m. (277 sq.ft.)



First Floor

Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 80.2 sq.m. (863 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

Armitage Road, Milnsbridge Huddersfield,

Details



Entrance Hall

A uPVC door with double-glazed inserts and a matching overlight opens to the entrance hall, where there is a dado rail, ceiling light point and hanging hooks. A uPVC door with decorative glazed inserts opens to the living room.

Living Room



This spacious reception room has a dual aspect with uPVC windows to the front and rear elevations. The focal point of the room is a stone hearth, which could be used to mount a freestanding electric fire. It has a dado rail, two ceiling light points and a radiator. A timber door with decorative glazed inserts opens to the staircase.

Staircase

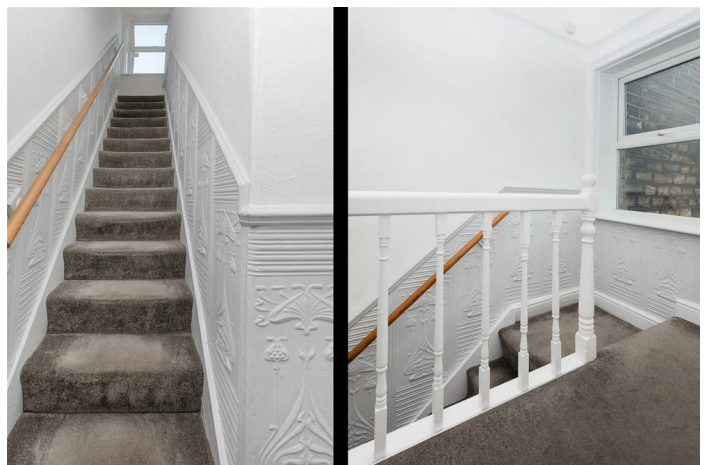
The staircase has a uPVC window overlooking the rear elevation and a stairs leading down to the kitchen.

Kitchen



The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops with brick style tiled splashbacks and a one-and-a-half bowl stainless steel sink unit. Integrated appliances comprise an oven and four-ring gas hob with overlying canopy style filter hood. There is plumbing for an automatic washing machine, tiling to the floor, a ceiling light point and a radiator. This room is home to the Vokera central heating boiler. There is a useful under stairs storage cupboard and a pantry with power, light and a stone work surface. A uPVC window allows natural light from the rear elevation and a uPVC door with a double-glazed insert leads out into the rear garden.

First Floor Landing



From the entrance hall, a staircase leads to the first floor landing, where there is a uPVC window overlooking the rear

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Details

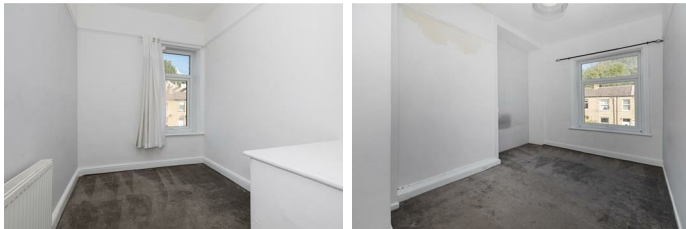


elevation and beyond. It has a ceiling light point and access can be gained to the following rooms:

Bedroom One

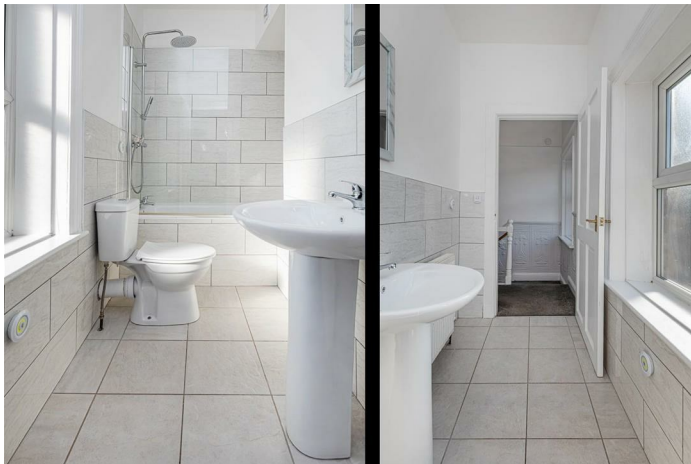
This double bedroom is positioned at the front of the property and has a uPVC window. It has grey carpeting, a ceiling light point and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has a uPVC window. It has grey carpeting, a ceiling light point and a radiator.

House Bathroom



The bathroom has a modern white suite comprising a tiled effect panelled bath with a mixer tap and a waterfall style shower fitting over, a pedestal hand wash basin with mixer tap and a low-level WC. There is aqua boarding to the walls, contrasting tiling to the floor, a ceiling light point, an extractor fan and a radiator. The room has a uPVC window to the rear elevation.

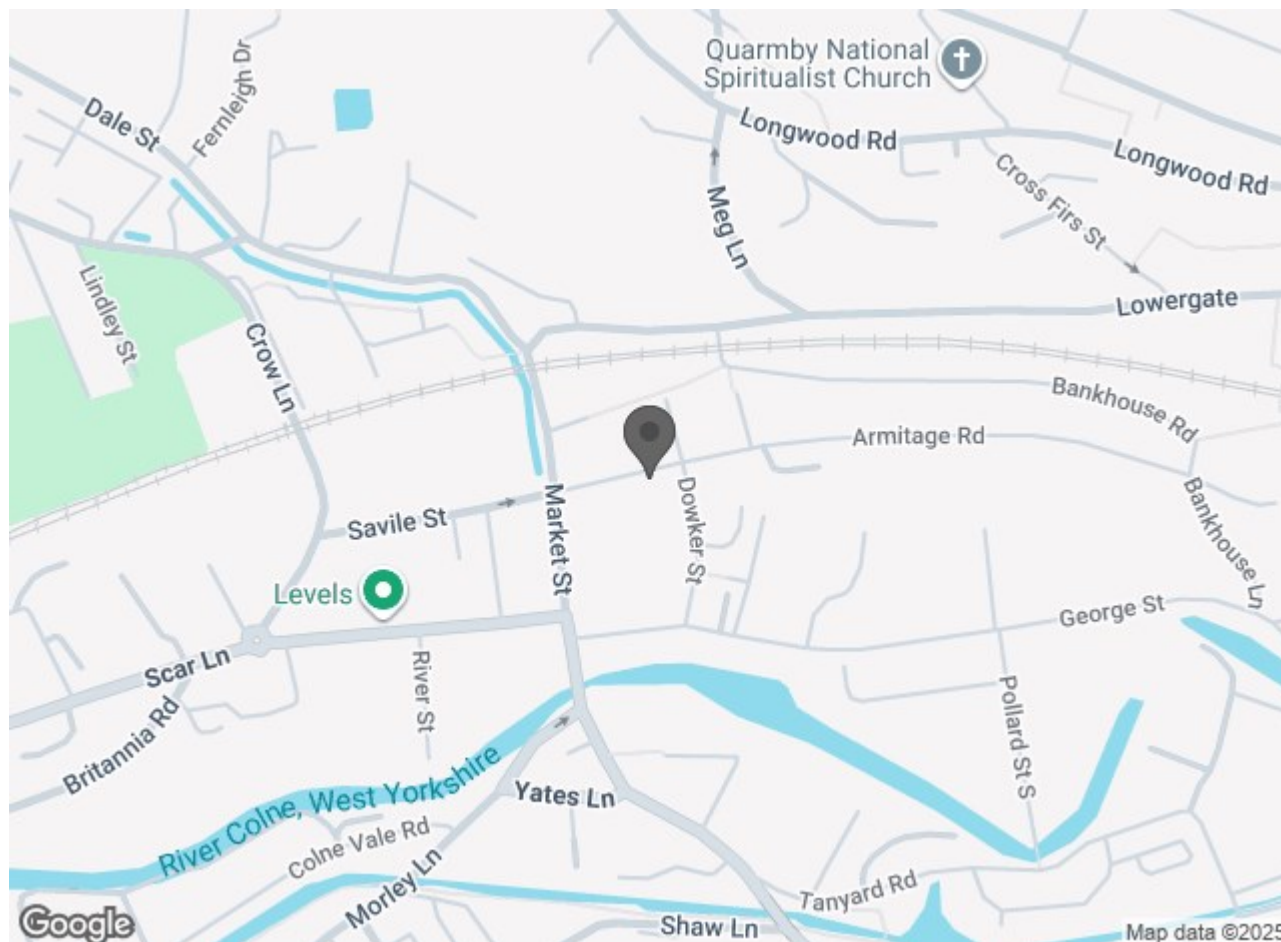
External Details



At the front of the property, there is a wrought iron access gate, providing access to a flagged patio garden. At the rear, there is a fenced and walled garden with Astro Turf and mature shrubbery borders. There is a useful storage shed with a uPVC door and windows and outside light points. The rear garden benefits from a southerly aspect.

Armitage Road, Milnsbridge Huddersfield,

Directions



**Armitage Road, Milnsbridge
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.