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## Royd Terrace, Armitage Bridge Huddersfield,

**Offers over £200,000**

BEST AND FINALS ARE INVITED ON THIS PROPERTY BY 12 NOON 17th NOVEMBER

Open to view:

Sunday 12th October: 12.15pm - 12.45pm, Tuesday 14th October: 3.15pm - 3.45pm

Monday 20th October: 9.15am - 9.45am, Friday 31st October: 4pm - 4.30pm

Tuesday 4th November: 10am - 10.30am, Sunday 16th November: 10am - 10.30am

This three-bedroom terraced property is located to the popular residential area of Armitage Bridge and is a short walk away from various amenities. Although in need of a programme of modernisation, the property has been enjoyed by the current owners for 70 years. It may prove suitable to a professional couple looking to access the nearby M62 motorway network serving Leeds and Manchester. On the ground floor, the accommodation comprises an entrance hall, living room and kitchen/diner. There are three bedrooms and a shower room on the first floor. There is also a useful cellar. The property benefits from a gas-fired central



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heating system and uPVC double-glazing. Externally, there is an extensive garden and a potential off road parking area. At the rear, there is a pleasant outlook over the fishing lakes and beyond, and a patio seating area.

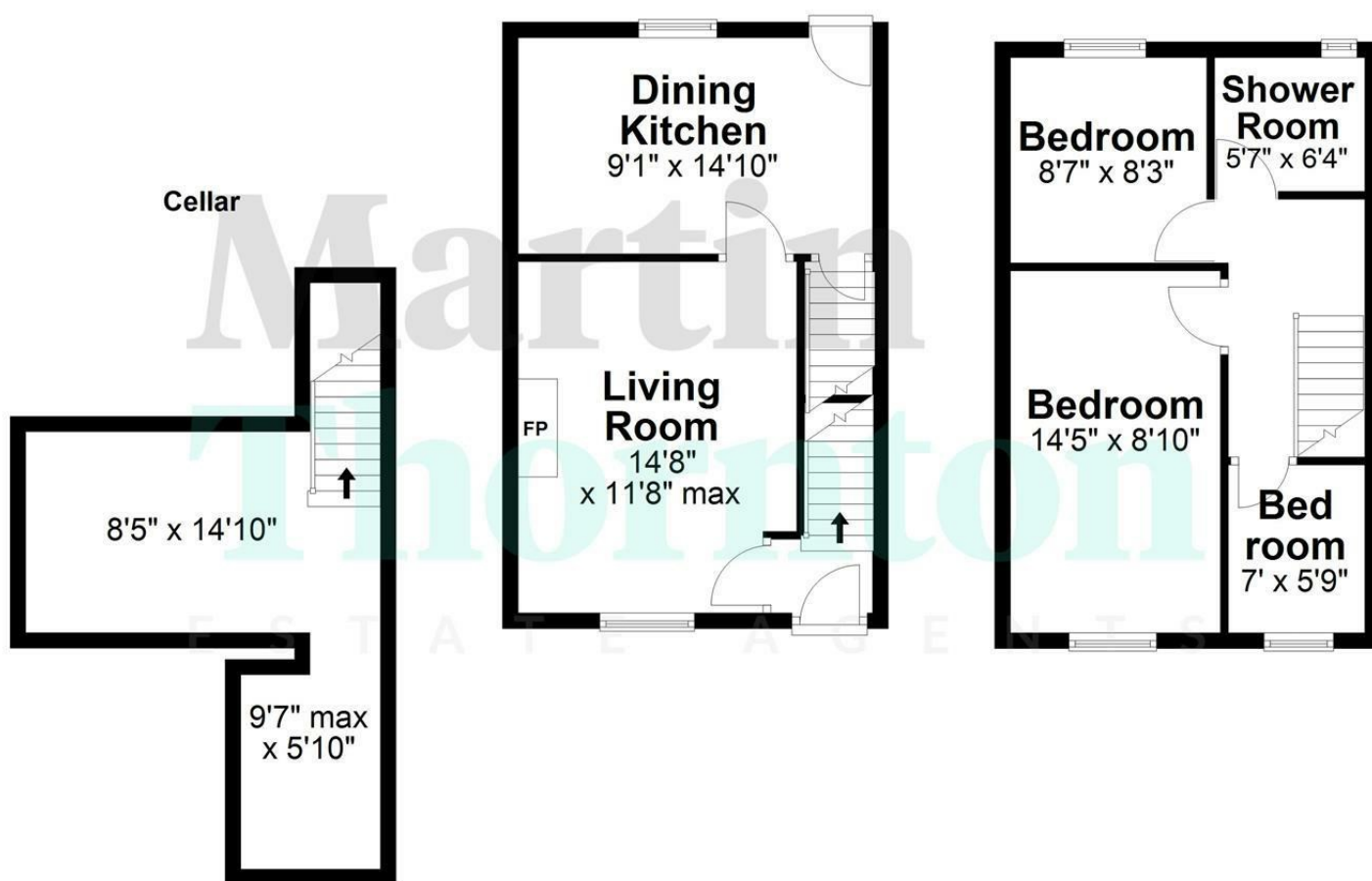
**Royd Terrace, Armitage Bridge  
Huddersfield,**

**Floorplan**



**Ground Floor**

**First Floor**



Total area: approx. 909.8 sq. feet

**Royd Terrace, Armitage Bridge, Huddersfield**

# Royd Terrace, Armitage Bridge Huddersfield,

## Details



### Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the entrance hall, where there is a ceiling light point, a radiator and hanging hooks. A staircase leads up to the first floor landing and access can be gained to the following rooms:

### Living Room

A timber and glazed door gives access to the living room, which has a uPVC double-glazed window to the front elevation. The focal point of the room is a timber fire surround with a marble style hearth, home to a gas fire. There is shelving to one alcove, coving to the ceiling, a ceiling light point and a radiator. A single step leads down to the kitchen.



### Kitchen/Diner

The kitchen is positioned at the rear of the property and has a uPVC double-glazed window. It has a range of wall and base cupboards, drawers, roll-edge worktops, brick style tiled surrounds and a stainless steel sink unit. There is space for an oven, plumbing for an automatic washing machine and space for a freestanding fridge freezer. This room is home to the central heating boiler. There is a ceiling light point, a radiator, space for a bistro style table and a timber barn style door providing access to the rear garden. A timber door leads down to the cellar.



### Cellar

The cellar is useful for storage and has power and light.



# Royd Terrace, Armitage Bridge Huddersfield,

## Details



### First Floor Landing

From the entrance hall, a staircase leads up to the first floor, split-level landing. This has access to loft space, coving to the ceiling and a ceiling light point.



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has fitted wardrobes with hanging rails and shelving, and fitted bedside tables. There is coving to the ceiling, a ceiling light point and a radiator.



### Bedroom Two

This bedroom is positioned at the front of the property and has a uPVC double-glazed window. It has access to loft space and a ceiling light point. This room would make an ideal work-from-home office.



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### Bedroom Three

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window, providing a pleasant outlook over the fishing lakes and beyond. It has an exposed beam to the ceiling, a ceiling light point and a radiator.



### Shower Room

The bathroom has a white suite comprising a corner shower cubicle with a curved splash screen, home to a Triton electric shower, a pedestal wash hand basin with twin taps and a low-level WC. There is vinyl style flooring, appropriate tiling to the walls, a ceiling light point and a radiator. A uPVC double-glazed window overlooks the fishing lakes and beyond.



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## Details



### External Details

At the front of the property, there is a low-maintenance enclosed garden area, with walled and wrought iron fenced boundaries. There is an outside wall light point. A further substantial garden area has a storage shed and a greenhouse, both with power and light. A lawned garden area has mature shrubbery borders and a wrought iron gate. Provision could be made for off-road parking. At the rear, there is a useful store shed, a flagged patio area, perfect for bin storage, and a security light. The rear elevation has a southerly aspect and a pleasant outlook over the duck pond and beyond.



### Tenure

The vendor informs us that the property is freehold.

# Royd Terrace, Armitage Bridge Huddersfield,

Directions

