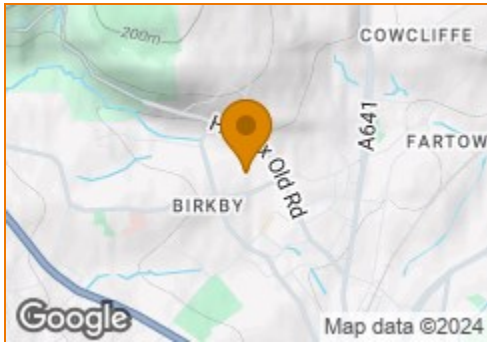


# BOULTONS

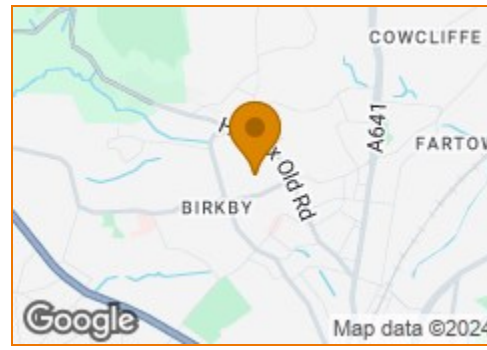
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



**Armitage Road**  
Birkby, Huddersfield, HD2 2UB

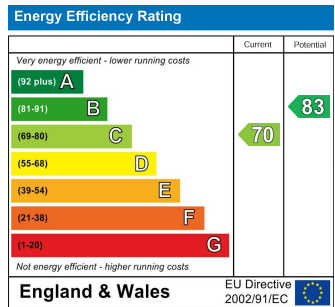
Offers Around £230,000



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



CHARTERED SURVEYORS



AUCTIONEERS



ESTATE AGENTS



VALUERS



LETTING AND MANAGEMENT SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

Registered in England no: 3604647 • Regulated by RICS



# Armitage Road

Birkby, Huddersfield, HD2 2UB

Offers Around £230,000



Well worthy of inspection is this delightful and spacious home which has been the subject of a program of modernisation and improvement. A true gem boasting two separate reception rooms, three double bedrooms, and a newly renovated and contemporary shower room. This property offers ample space for comfortable family living.

As you step inside, you'll be greeted by a fine period property boasting a wealth of character and original detail. The spacious living arrangements provide the perfect setting for both relaxation, entertainment and day to day life.

Outside you'll find gardens to the front and rear with the potential for off road parking at the rear.

Elegantly styled, this property is sure to impress even the most discerning buyer. Don't miss the opportunity to make this stylish house your own and enjoy the best of what a large and traditional period terrace home with modern conveniences has to offer.

## ACCOMMODATION

### GROUND FLOOR

#### RECEPTION HALL

18'0" x 3'7"

A traditional timber front door gives access to this grand reception hall which has attractive natural wooden flooring and a staircase rising to the first floor. There is a central heating radiator, a dado rail and decorative ceiling coving.

#### LOUNGE

14'2" x 12'11"

This beautifully presented reception room enjoys excellent levels of natural light from the large uPVC double glazed picture window positioned to the front

elevation. Having the exposed wood floorboards, ceiling coving, a modern wall mounted central heating radiator and the focal point of the room is an attractive decorative feature fireplace with herringbone tiled detail and within a traditional surround.

#### DINING ROOM

14'11" x 14'0"

Another most spacious reception room with a continuation of the wooden floorboards, uPVC doubled glazed window to the rear elevation, a period cupboard and draw unit within the alcove and a period decorative stove with surround.

### LOWER GROUND FLOOR

#### KITCHEN

14'9" x 13'8"

The kitchen has a range of wall and base units with working surfaces over. Provision for a gas cooker with extractor hood over, plumbing for washing machine and dishwasher and there is a stainless steel sink unit. The kitchen houses the combination boiler, there is a double glazed and a single glazed window plus an external door leading out to the rear garden. The kitchen also gives access to a useful store/utility room. Another attractive decorative feature of note is the rustic brick feature fire place.

### 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"

In good order in keeping with the remainder of the

property. There is a decorative feature fireplace, a central heating radiator and a uPVC double glazed window with period shutters.

#### BEDROOM 3

14'2" x 9'10"

Another double bedroom with exposed wood floor boards, a central heating radiator and a uPVC double glazed window.

#### SHOWER ROOM

10'5" x 6'10"

A contemporary suite, recently installed to comprise: A walk in shower with main rainfall shower head and a hand held attachment. A low flush wc, wash hand basin, part tiled walls and a tiled floor. You will also find a uPVC double glazed window with privacy glass inset.

### SECOND FLOOR

#### ATTIC BEDROOM

18'9" x 17'1"

Good levels of light from the two skylight windows, exposed traditional wooden floorboards and a central heating radiator.

### OUTSIDE

To the front is a low maintenance gravelled garden area and there is on street parking. To the rear is an established and attractive mature garden area with potential to create off road parking to the rear if required without compromising the existing garden area.



### 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 A