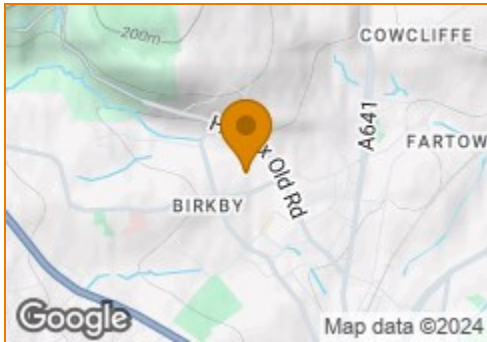


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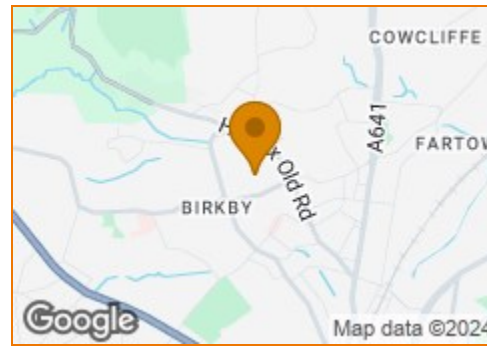
Terrain Map



Hybrid Map



Terrain Map



Floor Plan



Armitage Road

Birkby, Huddersfield, HD2 2UB

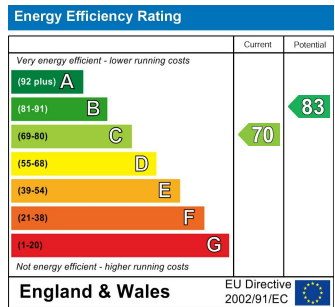
Offers Over £220,000



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



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Armitage Road

Birkby, Huddersfield, HD2 2UB

Offers Over £220,000



This impressive period residence is a true gem waiting to be discovered. Boasting three double bedrooms, this house offers ample space for a growing family or those who love to entertain guests.

As you step inside, you'll be greeted by two separate reception rooms that exude elegance and charm. The property retains a wealth of character, showcasing the perfect blend of modern upgrades while preserving its traditional allure.

Recently upgraded, this house is a sympathetic fusion of period charm and contemporary convenience. Whether you're looking to relax in one of the spacious bedrooms or host gatherings in the inviting reception rooms, this property offers a versatile living space to cater to your every need.

Outside you will find a lovely, well stocked yet easily managed rear garden which is enclosed and to the front is another attractive buffer garden.

Don't miss the opportunity to make this house your home and experience the best of both worlds - a touch of history with a modern twist.

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

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

