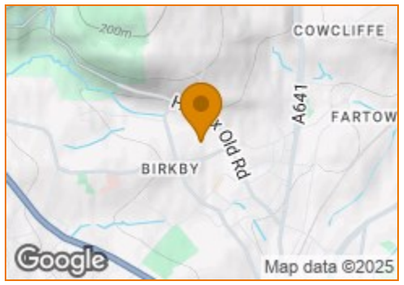
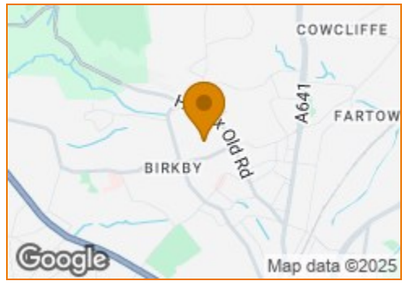
Terrain Map

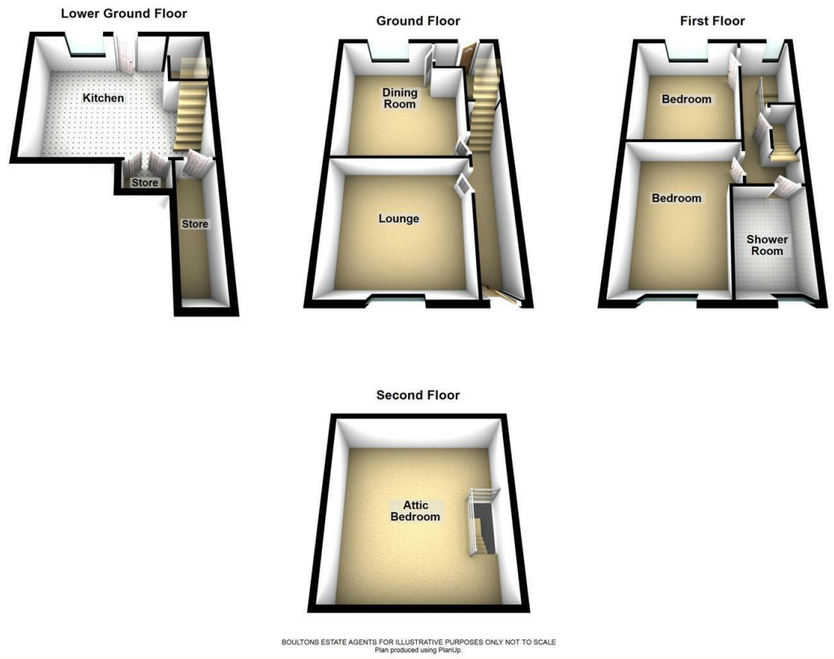


Hybrid Map

Terrain Map



Floor Plan

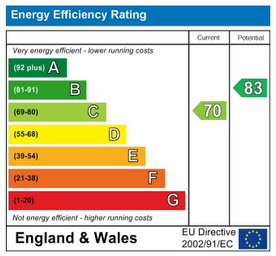


BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Plan produced using PlanUp.

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

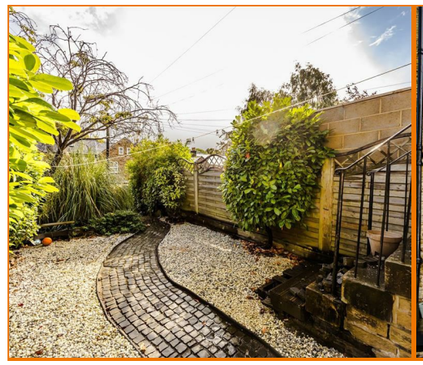
BOULTONS

Armitage Road

Birkby, Huddersfield, HD2 2UB

Offers Around £219,995

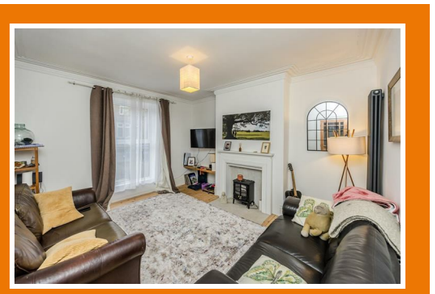
3 1 3 C



Armitage Road

Birkby, Huddersfield, HD2 2UB

Offers Around £219,995



This beautifully presented and characterful period terrace house offers a perfect blend of space, traditional features and modern comfort. With three generous double bedrooms and two inviting reception rooms, this property is ideal for families or those seeking extra room for entertaining.

Set out over four thoughtfully designed floors, the current vendor has made significant improvements, ensuring that the home is both stylish and functional. The layout provides ample space for relaxation and socialising, making it a delightful place to call home.

Conveniently located, this property is well-placed for local amenities, ensuring that shops, schools, and parks are just a short distance away. Additionally, the easy access to the M62 motorway network makes commuting to nearby towns and cities a practical reality.

This home exudes a warm and welcoming atmosphere, making it a must-see for potential buyers. Viewing is strongly advised to fully appreciate the charm and size of this lovely property. Don’t miss the opportunity and call today to book your viewing.

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