

martin-thornton.com
01484 508000



Royd Terrace, Armitage Bridge Huddersfield,

Offers over £200,000

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 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.

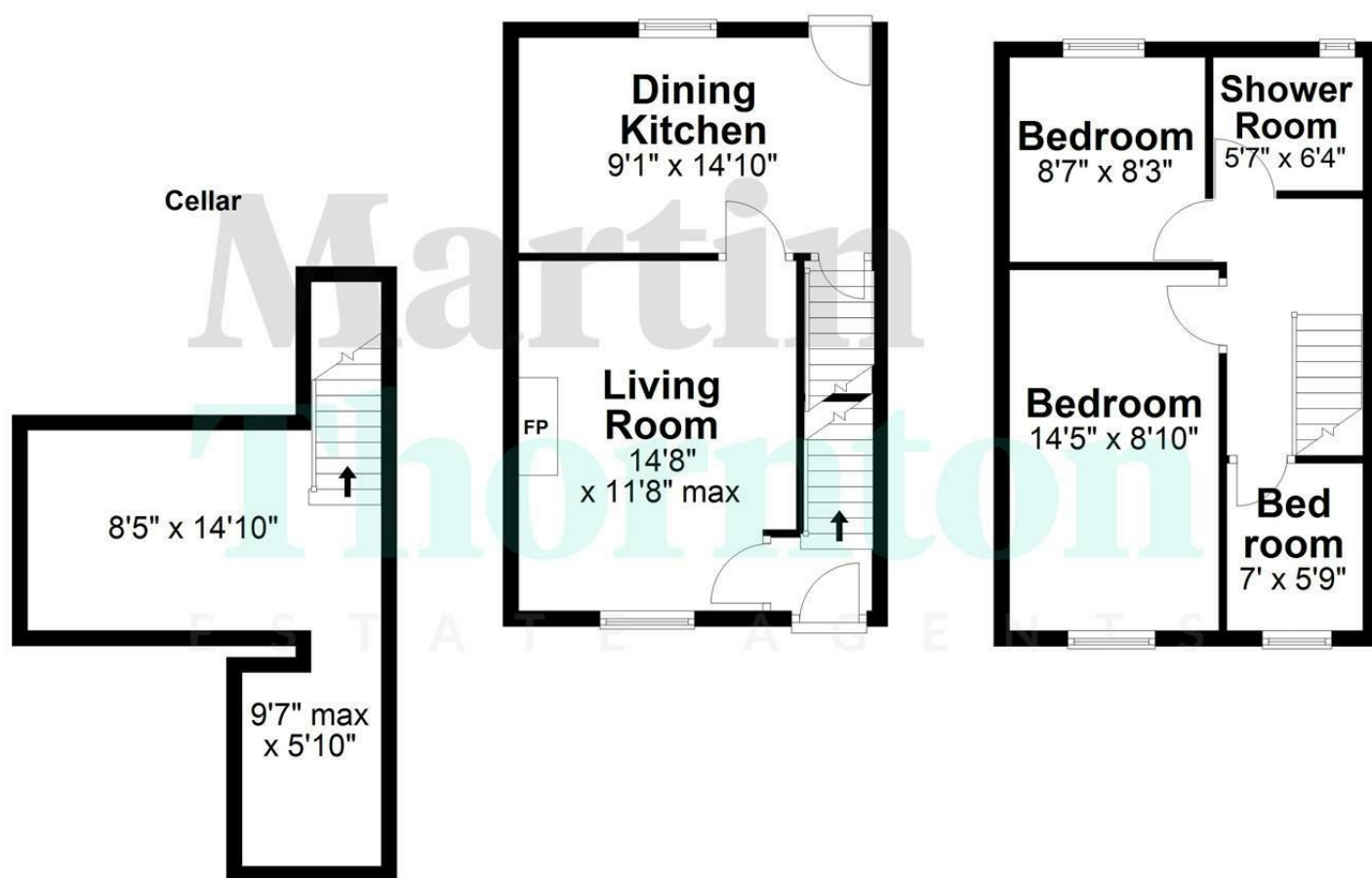
**Royd Terrace, Armitage Bridge
Huddersfield,**

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 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.



Royd Terrace, Armitage Bridge Huddersfield,

Details



Bedroom Three

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.



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.



Royd Terrace, Armitage Bridge Huddersfield,

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. We are told by the vendors that the garden is 18m x 14m.



Tenure

The vendor informs us that the property is freehold.

Royd Terrace, Armitage Bridge
Huddersfield,
Directions

