



**Daw Royds, Huddersfield, HD5 8ST**

**welcome to**

**Daw Royds, Huddersfield**

Offered chain free, this generously-sized home in highly sought-after Almondbury has two reception rooms, spacious bedrooms and beautifully presented gardens around three sides of the house, with stone-built outhouses for storage. Located in a peaceful spot close to local schools and amenities.



**Lounge**

10' 5" x 12' 7" ( 3.17m x 3.84m )

**Dining Room**

8' 11" x 8' 8" ( 2.72m x 2.64m )

**Kitchen**

9' 7" x 9' 11" ( 2.92m x 3.02m )

**Bedroom One**

10' 5" x 15' 10" ( 3.17m x 4.83m )

**Bedroom Two**

10' x 8' 6" ( 3.05m x 2.59m )

**Bathroom****Agents Note**

We are advised that there may be asbestos present in the lining to the chimney. We ask that buyers make further enquires and satisfy themselves in this regard.



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welcome to

## Daw Royds, Huddersfield

- Spacious family home in a quiet yet convenient location
- Close to schools and local amenities
- Fabulous garden around three sides
- Stone outhouses
- No onward chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118830 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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