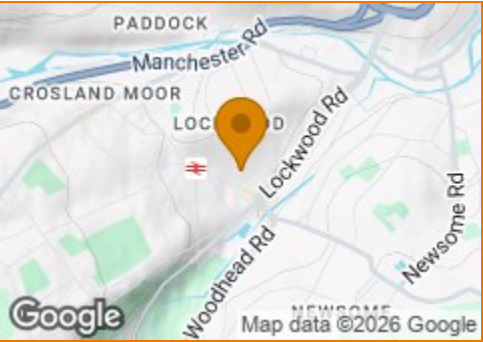


Terrain Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

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Plan produced using PlanUp.

BOULTONS



Armytage Crescent

Lockwood, Huddersfield, HD1 3TY

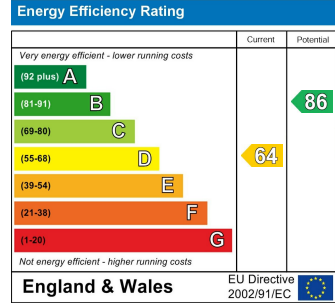
Offers Around £140,000

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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



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Armytage Crescent

Lockwood, Huddersfield, HD1 3TY

Offers Around £140,000



LOUNGE

15'8" max x 11'7"

Enjoying good levels of natural light via the uPVC double glazed bay window positioned to the front elevation with a good degree of privacy behind the established Evergreen conifers in the front garden. There is also a central heating radiator, decorative covering and access to the dining kitchen via an internal door.

DINING KITCHEN

14'10" x 8'4"

Fitted with a range of modern high gloss wall and base units with complementary wood effect working surfaces which incorporate a four ring gas hob and a stainless steel inset sink unit with draining board and mixer tap. The kitchen is further equipped with a stainless steel and glass extractor canopy over the hob, plumbing for a washing machine along with space for a tallboy fridge freezer. Surrounding the preparation areas are tiled splashbacks and there is a central heating radiator. Positioned under the staircase is a useful storage cupboard which also houses the combination boiler. To the rear and side elevations are uPVC double glazed windows and a matching uPVC double glazed side door giving access to the exterior of the property. A mahogany style laminate floor covering completes the room.

FIRST FLOOR

BEDROOM 1

14'10" x 11'7"

This generous master bedroom also enjoys good levels of natural light via the two uPVC double glazed windows to the front elevation. There is a useful bulkhead cupboard storage space above the stairs. There is a central heating radiator and decorative coving.

BEDROOM 2

9'11" max x 8'9"

Another double bedroom, this time positioned to the rear of the property, with a uPVC double glazed window and a central heating radiator.

BATHROOM

5'10" x 5'7"

Fitted with a modern three piece white suite comprising panel bath with mixer tap and shower mixer attachment over, pedestal hand wash basin with mixer tap and a low flush wc. There is contemporary grey porcelain style tiling to the walls and floor, chrome effect heated towel rail and a uPVC double glazed window with privacy glass inset positioned to the rear elevation.

LANDING

5'9" x 3'6"

With a loft hatch allowing access to a roof void (not inspected at the time of the appraisal) and natural light comes via a uPVC double glazed window positioned to the gable end.

OUTSIDE

To the front and side of the property is a concrete driveway with a brick boundary wall and a pathway to the rear garden. The front garden is predominantly laid to lawn with flagged paths and the aforementioned Evergreen Conifer hedges which provides a good degree of privacy from the roadside.

To the rear is a larger garden with lawned sections, patio/hard-standing area, garden shed and also offers a good degree of privacy with established trees and borders.

TENURE

We understand that the property is a long leasehold arrangement.

COUNCIL TAX. BAND A.

Nestled in the desirable location of Armytage Crescent, Huddersfield, this greatly improved and upgraded end through terrace house offers a perfect blend of modern living and convenience. With two spacious bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home in a vibrant community.

The interior of the house boasts modern fixtures and fittings, ensuring a stylish and functional living space.

Situated in a popular residential area, this property is conveniently located near a variety of shops, schools, and other essential facilities, making daily life both easy and enjoyable.

In addition to its appealing interior, the house features off-road parking, a valuable asset in this bustling area. The gardens offer a lovely outdoor space, perfect for relaxing or enjoying a spot of gardening.

This charming property on Armytage Crescent is not just a house; it is a place to call home. With its modern upgrades and prime location, it presents an excellent opportunity for those looking to settle in Huddersfield. Do not miss the chance to view this delightful home and experience all it has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

3'8" x 4'4"

Accessed via a uPVC double glazed front door with leaded and privacy glass inset and having a staircase rising to the first floor, cloaks hanging and an internal door leading to the lounge.

