



South Royd, Huddersfield HD5 8SU

welcome to

South Royd, Huddersfield

Tucked away on a small quiet and private cul-de-sac in Almondbury sits this well presented property. Having driveway parking, open plan ground floor living with separate kitchen and downstairs w/c, modern, newly renovated bathroom and additional loft storage.



Ground Floor

Entrance

Front door leading to hallway which has vinyl flooring, doors to open plan living and ground floor WC. Stairs lead to the first floor.

Cloakroom

Comprising a low flush WC. Being partly tiled with vinyl flooring.

Lounge

11' 9" x 15' 4" (3.58m x 4.67m)

Spacious reception room with carpeted flooring and warmed by a gas fire with green marble back, hearth and mahogany surround. The room also has a central heating radiator and is open to the dining area. Double glazed window overlooks the front.

Dining Room

7' 1" x 9' 11" (2.16m x 3.02m)

Good sized dining area with carpeted flooring and warmed by a central heating radiator. Double glazed patio doors open to the rear garden. Door to under stair cupboard.

Kitchen

7' 5" x 9' 7" (2.26m x 2.92m)

Fitted with a range of white fronted base and wall units with contemporary work surfaces and tiled splashbacks. Integrated electric oven and gas hob with extractor over. One and a half bowl sink unit with drainer. Space for fridge freezer and washing machine. Double glazed window overlooks the rear.

First Floor

Bedroom One

8' 6" x 13' 4" (2.59m x 4.06m)

Spacious double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

Bedroom Two

9' 8" x 8' 6" (2.95m x 2.59m)

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bedroom Three

6' 6" x 7' 5" (1.98m x 2.26m)

Third good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

Bathroom

Three piece modern bathroom suite with walk-in shower plus separate bath, low flush WC and wash hand basin. Having a central heating radiator and double glazed window with frosted glass to the front.

External

To the front is a side lawned area enclosed by wall and fencing. To the rear is an enclosed lawned garden overlooking fields.



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welcome to

South Royd, Huddersfield

- Situated in a quiet village location on a private cul-de-sac
- Open plan Ground floor living with downstairs
- Plenty of parking
- Enclosed Rear Garden
- Ideal For Families - Close To Local Amenities and Transport Links
- Brand new boiler!

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117795 - 0003

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