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## Royd Avenue, Ainley Top Huddersfield, Yorkshire

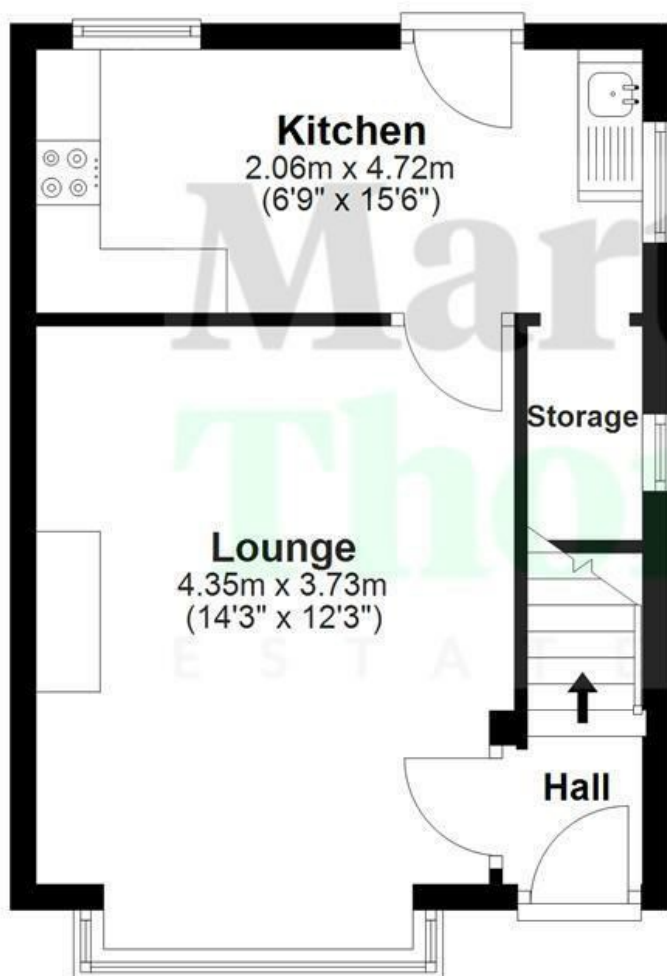
Offers in the region of  
**£225,000**

**\*\*\*TWO BEDROOM PROPERTY WITH PLANNING PERMISSION FOR A DWELLING\*\*\***

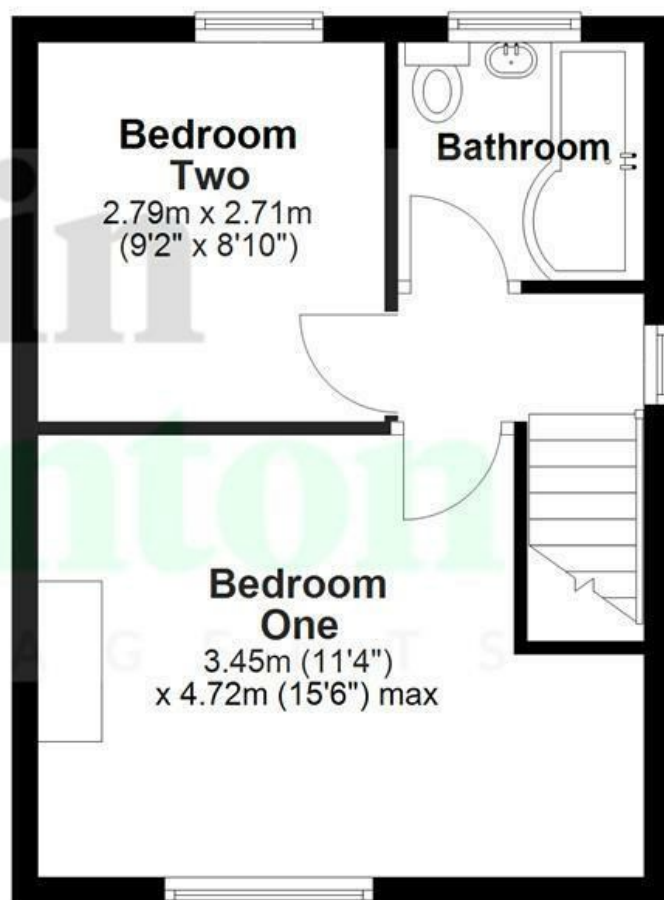
This two double bedroom property with additional land for potential development 23/00941/HSE, is located in the popular area of Ainley Top, with good motorway links and close to local amenities. The accommodation comprises an entrance hallway, living room with bay window and kitchen with some integrated appliances. On the first floor are two bedrooms and a bathroom. The property benefits from gas-fired central heating and uPVC double glazing. Externally, there is a low-maintenance fenced garden and a driveway providing off-road parking for several vehicles. The rear garden has outside security lighting, water points and decking. At the side of the property, there is an additional piece of land, which currently has Planning Permission for a dwelling 20/01261/FUL and there is also an application for an extension on the advertised property 23/00941/HSE.



## Ground Floor



## First Floor



All Measurements are approximate and for display purposes only  
Plan produced using PlanUp.

# Royd Avenue, Ainley Top Huddersfield, Yorkshire

## Details

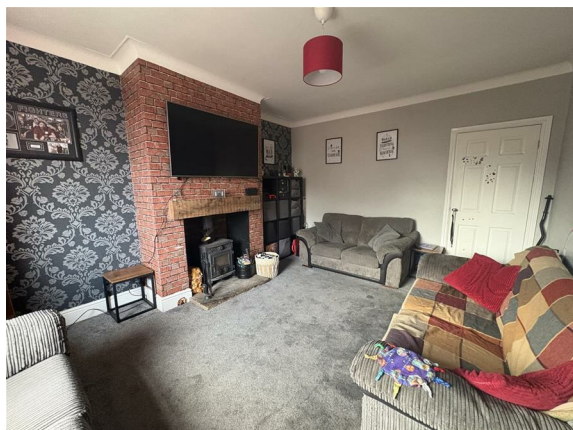


### Entrance Hallway

A uPVC door with a double-glazed insert opens to the entrance hallway. There are hanging hooks for coats, a ceiling light point and a staircase leading to the first floor landing. A timber door gives access to the living room.

### Living Room

This reception room is positioned at the front of the property and has a walk-in, splayed bay window, providing natural light. The focal point of the room is a multi-fuel stove set to a brick fireplace with a stone hearth and a timber mantel. There is coving to the ceiling, a ceiling light point and a radiator. A timber door gives access to the kitchen.



### Kitchen

The kitchen has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink. It has brick style tiled splashbacks and integrated appliances including an oven and four-ring gas hob with a canopy style filter hood. There is plumbing for an automatic washing machine and space for a freestanding fridge freezer. An under stairs storage cupboard houses the Ideal central heating boiler. The room has ceiling downlighting, two uPVC double-glazed windows and a uPVC door providing access to the rear garden.



### First Floor Landing

From the entrance hallway, a staircase rises to the first floor landing, which has a uPVC double-glazed window to the side elevation. It has a ceiling light point and access to boarded loft space via a pull-down ladder.

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## Details



### Bedroom One

This double bedroom is positioned at the front of the property and has a uPVC double-glazed window. There is plenty of space for furniture, 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. There is plenty of space for furniture, a ceiling light point and a radiator.



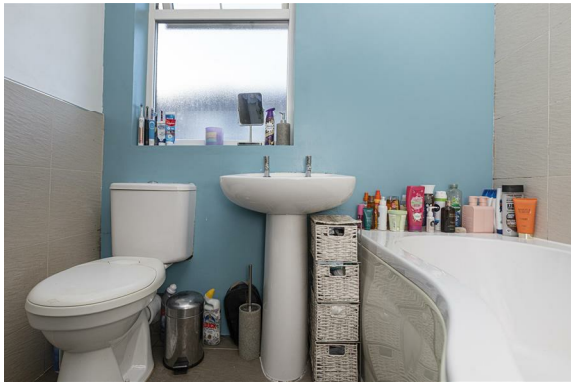
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## Details



### House Bathroom

The bathroom has a white suite comprising a P-shaped bath with a curved splash screen and a mains fed shower over, a pedestal wash hand basin and a low-level WC. There is tiling to the floor, appropriate tiling to the walls, a ceiling light point and a chrome ladder style heated towel rail. To the rear elevation, there is a uPVC double-glazed window.



### External Details

At the front of the property, there is a low-maintenance fenced garden and a driveway providing off-road parking for several vehicles. The rear garden has outside security lighting, water points and decking, providing a perfect space for outdoor entertaining. At the side of the property, there is an additional piece of land, which currently has Planning Permission for a dwelling 20/01261/FUL and there is also an application for an extension on the advertise property 23/00941/HSE. There is a tarmacked hardstanding, providing additional off-road parking.



### Tenure

The vendor informs us the property is Freehold.

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Directions

