



**Royd Street Avenue, Huddersfield, HD3 4QZ**

**welcome to**

## **Royd Street Avenue, Huddersfield**

Located in highly sought-after Milnsbridge with schools, amenities, this immaculately presented home with a low-maintenance rear garden and generous room sizes has undergone recent decorative works and would be ideal for a first purchase or investment. GUIDE PRICE £130,000-£140,0000

### **Lounge**

13' 6" into recess x 14' 8" ( 4.11m into recess x 4.47m )  
Great sized modern lounge with carpeted flooring.  
With a double glazed window to the front providing ample natural light. Warmed by a central heating radiator.

### **Kitchen**

10' 4" x 22' 5" into lounge ( 3.15m x 6.83m into lounge )  
Fantastic kitchen which is modern and move in ready, fitted with a range of base and wall units with laminate worktops. Integral appliances such as electric oven and hob plus extractor hood, with space for an undercounter washing machine and stand alone fridge/freezer. With a double glazed window to the rear and access to the cellar which has a stone floor.

### **First Floor Landing**

Carpeted landing with a double glazed window to the rear.

### **Bedroom One**

9' 9" into recess x 11' 7" plus wardrobes ( 2.97m into recess x 3.53m plus wardrobes )  
Well proportioned double bedroom with carpeted flooring. Warmed by a central heating radiator and with lots of natural light from a double glazed window to the front. Plus extra storage into integral wardrobes.

### **Bedroom Two**

11' 8" x 7' 4" ( 3.56m x 2.24m )  
Another good sized double bedroom which is modern and well presented. Fitted with carpeted flooring and warmed by a central heating radiator. With a double glazed window to the front.

### **Bathroom**

Immaculate family bathroom with laminate flooring.  
Fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a heated towel rail.  
With a double glazed window to the rear.

### **External**

Low maintenance pebble garden to the rear with a right of access through.





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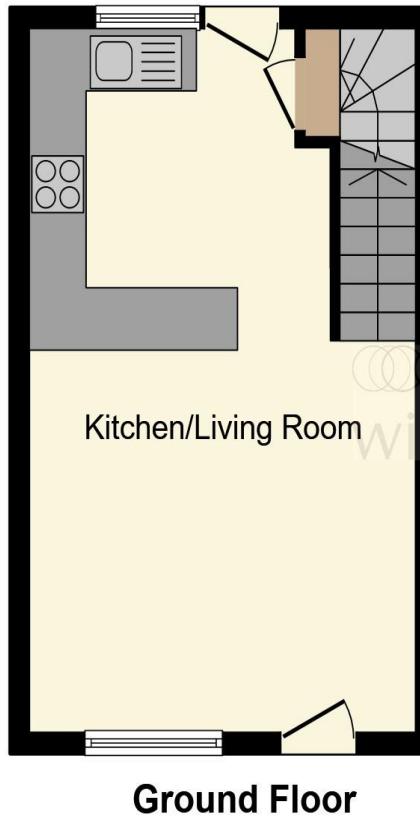
- Amazing first time buyer opportunity or investment opportunity
- Close to M62 networks
- Low maintenance garden
- Immaculate throughout
- Highly sought-after location

Tenure: Freehold EPC Rating: D

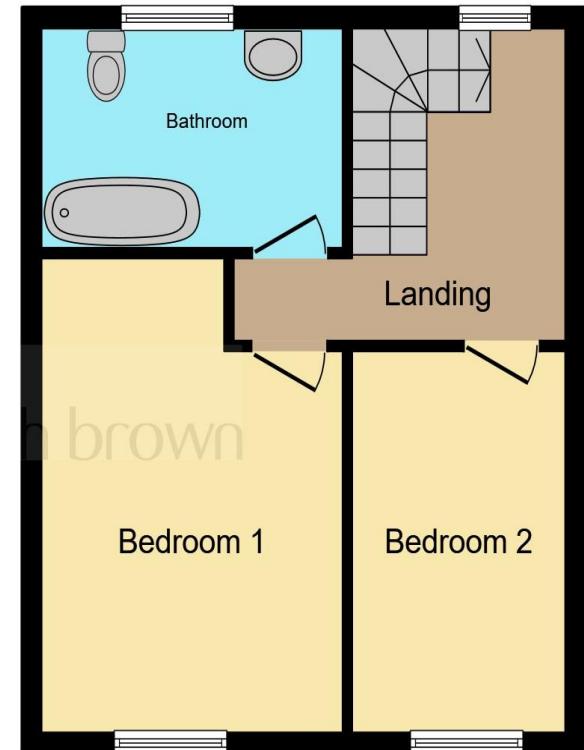
Council Tax Band: A

guide price

**£130,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:

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