



Armitage Road, Armitage Bridge HUDDERSFIELD HD4 7PG

welcome to

Armitage Road, Armitage Bridge HUDDERSFIELD

****GUIDE PRICE £450,000 - £475,000****A beautifully presented four-bedroom detached home in a desirable conservation area, offering spacious family living, open-plan kitchen-diner, conservatory, office space and private woodland surroundings, close to great schools, transport links and scenic walks.



Kitchen/Diner

12' 5" x 19' 4" into kitchen (3.78m x 5.89m into kitchen)
This stylish open-plan kitchen and dining space features laminate flooring, a generous central island, and ample dining seating space ideal for family life and entertaining. The kitchen is fitted with wood worktops, an integrated dishwasher, gas hob with oven, extractor hood, and a 1.5 sink with drainer, along with dedicated fridge-freezer space for everyday convenience.

Lounge

14' 10" x 11' 4" into recess (4.52m x 3.45m into recess)
A bright and inviting lounge featuring soft carpeting underfoot and a striking feature wood burner that creates a warm focal point. Two radiators provide excellent heating throughout, while abundant natural light fills the room, enhancing its spacious and welcoming feel.

Utility Room

7' 11" x 14' 5" max (2.41m x 4.39m max)
A practical and well-designed utility room featuring wood flooring and matching wood worktops, with dedicated space for a washing machine and tumble dryer. A window brings in natural light, making the space feel bright and functional.

Conservatory

11' x 10' (3.35m x 3.05m)
A bright and versatile conservatory featuring wood flooring, a fitted radiator for year-round comfort, and double-glazed windows that flood the space with natural light. There is ample room for seating and furniture, creating the perfect spot for hosting, unwinding, or enjoying the garden views.

Bedroom One

14' 10" x 11' 3" (4.52m x 3.43m)
A spacious and generously sized bedroom featuring soft carpeting, a radiator for year-round comfort, and plenty of natural light that enhances the room's bright and welcoming feel.

En-Suite

9' 3" x 5' 3" (2.82m x 1.60m)
A well-appointed en suite featuring tiled flooring, a modern low-flush W/C, double-glazed window for natural light, pedestal sink, and a shower cubicle. An extractor fan and radiator complete the space for comfort and ventilation.

Bedroom Two

11' 7" x 12' 3" into recess (3.53m x 3.73m into recess)
A generously sized second bedroom featuring soft carpeting, a radiator for comfort, and plenty of natural light, creating a bright and welcoming space.

Bedroom Three

8' 1" x 9' 3" (2.46m x 2.82m)
A bright and practical bedroom featuring an integrated cupboard, soft carpeting, a radiator for comfort, and a loft hatch for additional storage access. Natural light enhances the room's airy feel.

Bedroom Four

12' 3" x 7' 2" (3.73m x 2.18m)
A bright and comfortable bedroom featuring soft carpeting, a radiator for warmth, and a window that brings in natural light, creating a pleasant and inviting space.

Family Bathroom

7' 8" x 5' 11" (2.34m x 1.80m)
A well-presented family bathroom featuring tiled flooring, integrated shelving for convenient storage, a heated towel rail, and a P-shaped bath with overhead shower. The space also includes a modern low-flush W/C and a wash basin, creating a practical and comfortable everyday bathroom.

External

Outside, the property is beautifully framed by woodland, with patio and decking areas ideal for outdoor furniture and enjoying the peaceful surroundings. There is on-street parking to the front with the potential for off-road parking at the rear, subject to the removal of the existing shed. Note to potential buyers: Current owners have previously had planning to convert the gravelled area into a driveway; although this has now expired, it should be straightforward to reinstate.



view this property online williamhbrown.co.uk/Property/HDF118875



welcome to

Armitage Road, Armitage Bridge HUDDERSFIELD

- **GUIDE PRICE £450,000 - £475,000**
- Four-bedroom detached Open-plan kitchen-diner
- Bright conservatory
- Inviting lounge with feature log burner
- Located in a desirable conservation area
- Private woodland setting
- Close to schools, local amenities and public transport
- On street parking

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF118875



Property Ref:
HDF118875 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



williamhbrown.co.uk