

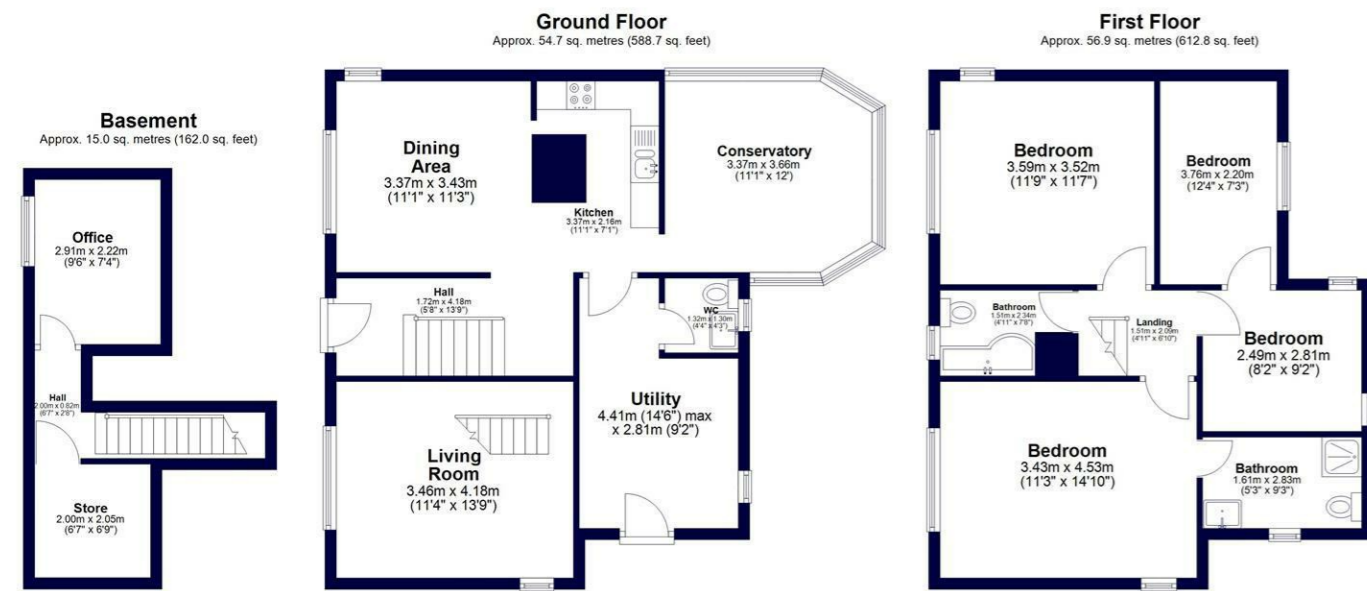
BOULTONS

54 JOHN WILLIAM STREET
HUDDERSFIELD
HD1 1ER
01484 515029



16 Armitage Road
Armitage Bridge, Huddersfield, HD4 7PG

Offers Around £475,000

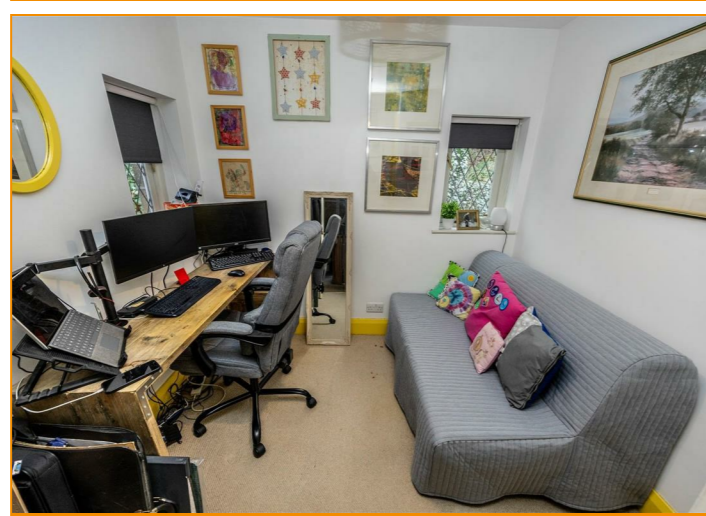
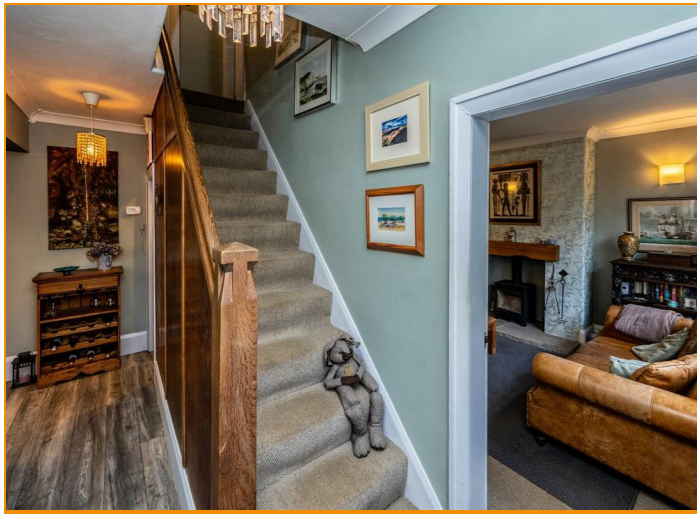


Total area: approx. 126.7 sq. metres (1363.5 sq. feet)
16 Armitage Road, Armitage Bridge, -



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Elevated up from Armitage Road in the charming and popular area of Armitage Bridge, is this beautiful double-fronted period home offering a delightful blend of character and modern living. With an attractive open aspect to the front and a serene wooded backdrop to the rear, this detached house is a true gem, well worthy of inspection.

The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The four bedrooms (master with en-suite) ensure that there is plenty of room for family and guests alike.

The landscaped low-maintenance gardens are a standout feature, allowing you to enjoy the outdoors without the burden of extensive upkeep. This home is situated in a sought after location, conveniently close to both village and town amenities, making it ideal for those who appreciate the balance of tranquillity and accessibility.

This residence is perfect for families or anyone seeking a stylish home with character in a desirable area. Don't miss the opportunity to make this stunning property your own and book a viewing today.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL

14'9" x 5'10"

Accessed via a traditional styled front door with leading inset glazing and boasting a period staircase rising to the first floor displaying a traditional newel post and natural wood panelling on display. There is a central heating radiator with decorative cover, coconut mat floor covering by the front door and then opening into a Nordic grey style laminate floor covering extending through into the dining kitchen. A glazed internal door leads through the sitting room and the semi open plan design allows passage into the dining kitchen. You will also find easy access to the lower ground floor via a further glazed internal door positioned under the staircase.

LOUNGE

14'10" x 11'4"

Enjoying good levels of natural light via the dual aspect traditionally styled timber framed and leaded windows positioned to the front and side elevations. The focal point for the room is an attractive wood burning fuel stove sat within a fireplace with distressed oak mantle and stone hearth. There is decorative coving, provision for wall lighting and one central heating radiator positioned within the alcove and another located towards the front of the room.

DINING KITCHEN

19'5" x 12'5" max

This sociable reception room is fitted with a range of base units and natural wood working surfaces which incorporate a one and a half bowl stainless steel inset sink unit and drainer with mixer tap and a four ring gas hob. There is mosaic style tiled splashbacks around the preparation area and a stainless steel splashback behind the hob and a matching extractor. The kitchen is further equipped with a double oven, integrated dishwasher, central island/breakfast bar, glass fronted eye level wall units, space saver spice racks and condiment drawers, pan drawers and provision for an American style fridge freezer with plumbing/water source for the dispenser capacity. A former window/door opening adjacent to the conservatory allows good levels of borrowed natural light in to and from the conservatory. There are also traditional leaded single glazed window to the front and side elevations, a vertical column style radiator and an extension of the aforementioned Nordic grey laminate floor covering.

CONSERVATORY

12'9" x 11'6" max

With French doors leading out to the garden, being part wall and timber framed double glazed in construction with a central heating radiator, exposed stone features and wooden floor covering.

REAR HALL/UTILITY

13'11" max 9'4" average x 9'5"

Fitted with a range of useful cupboards and storage solutions including provisional for additional white goods, eg plumbing for a washing machine and provision for a fridge and freezer and space for a drier. There is a wall mounted Worcester boiler, timber framed leaded double glazed window to the rear elevation and a side door leading out to the exterior. Central heating radiator, wooden floor covering and an internal door leading to the cloakroom/wc

CLOAKROOM/WC

4'3" x 4'2"

Fitted with a low flush wc and hand wash basin, part tiled splashbacks, central heating radiator, wooden floor covering and a timber framed double glazed window positioned to the rear elevation

LOWER GROUND FLOOR

OFFICE

9'3" x 7'1"

With a timber framed single glazed window positioned to the front elevation with security grills, power and light. Home workers will be pleased to know there are two broadband service which allow your home and work capacity to be separate.

KEEPING CELLAR

6'11" x 6'9"

Providing useful additional storage, with a half door giving access to and underdraw which was not inspected at the time of the appraisal.

FIRST FLOOR

MASTER BEDROOM

14'11" x 11'3" max

A generously sized room with a pleasant aspect from the front elevation with a timber framed leaded single glazed window and a matching window to the gable end. There is also decorative coving, central heating radiator and an internal door leading to the en suite.

EN SUITE SHOWER ROOM

9'3" x 5'3"

Fitted with a low flush wc, pedestal hand wash basin and shower cubicle with part tiled splashbacks, central heating radiator and a timber framed double glazed window with privacy glass inset to the gable end.

BEDROOM 2

11'8" x 12'3" max

Another dual aspect room with timber framed single gazed windows with leaded detail inset positioned to the front and side elevations with an attractive wooded aspect to the front. Central heating radiator.

BEDROOM 3

12'4" x 7'2"

Located to the rear, also enjoying a wooded aspect via the timber framed double glazed window with leaded glass, central heating radiator.

BEDROOM 4

9'3" x 8'2"

Also to the rear of the property and currently used an office with two timber framed double glazed windows to the rear and side elevations, central heating radiator and a linen/cylinder cupboard. There is a loft hatch giving access to a roof void which was not inspected at the time of the appraisal.

FAMILY BATHROOM

7'8" x 6'0"

Fitted with a modern three piece suite comprising panel bath with main rainfall showerhead and hand held shower attachment and a one piece wc (macerator/Saniflo style design) and vanity hand wash basin with a chrome mono block mixer tap. There is a heated towel rail, tiled splashbacks and tiled floor covering, useful additional toiletry storage and shelves and a timber framed leaded single glazed window with privacy glass inset positioned to the front elevation.

FIRST FLOOR LANDING

With a loft hatch allowing access to the roof void (not inspected at the time of the appraisal)

OUTSIDE

There is a well stocked buffer garden to the front of the property with steps leading up to the front door. To the side is an attractive, low maintenance garden area which includes an elevated decked seating area with a good degree of privacy and enjoys the attractive wooded aspects surrounding the property. There is a lower level pebbled area with beds and established boundaries. To the other side of the property there are also garden storage sheds, flagged pathways, raised beds and a set of steps leading to a rear access lane, where you will find another useful garden shed.

You may also like to know that although now lapsed there has been a previous permission for: "FORMATION OF HARDSTANDING FOR OFF ROAD PARKING FOR ONE VEHICLE INCLUDING NEW STEP APPROACH AND REBUILD PART OF EXISTING RETAINING WALLS (WITHIN A CONSERVATION AREA" under planning reference 2020/62/94299/W.

COUNCIL TAX. BAND D

TENURE

We understand that the property is a freehold arrangement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	