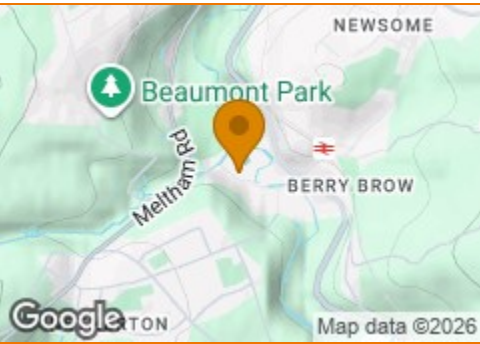


# BOULTONS

Terrain Map



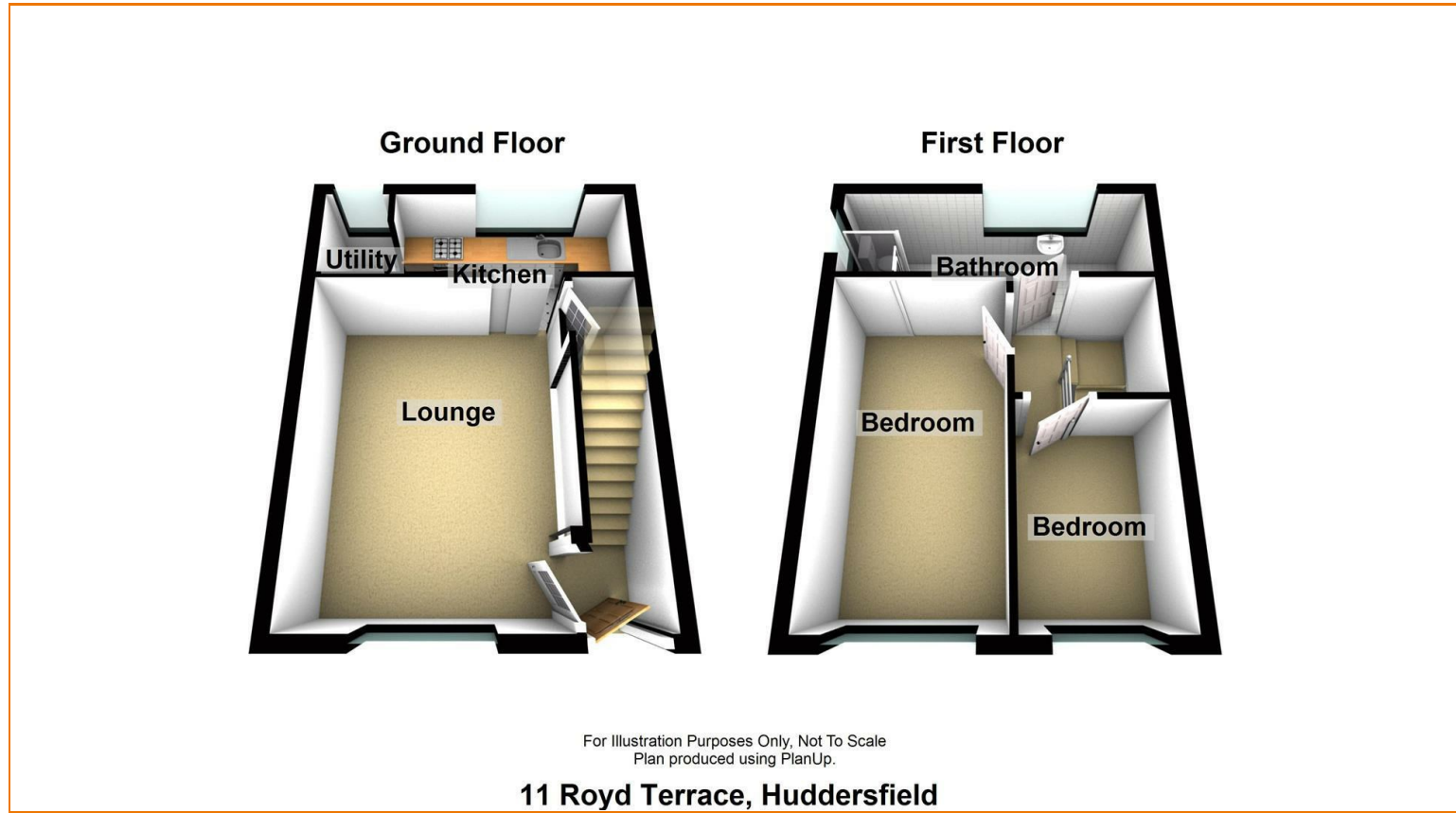
Hybrid Map



Terrain Map



Floor Plan



## Royd Terrace

Armitage Bridge, Huddersfield, HD4 7NZ

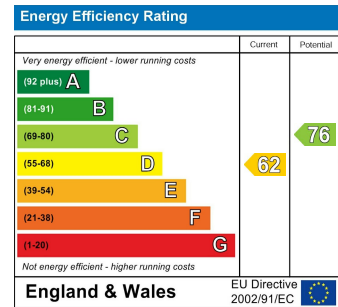
Offers Around £170,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



CHARTERED SURVEYORS



AUCTIONEERS



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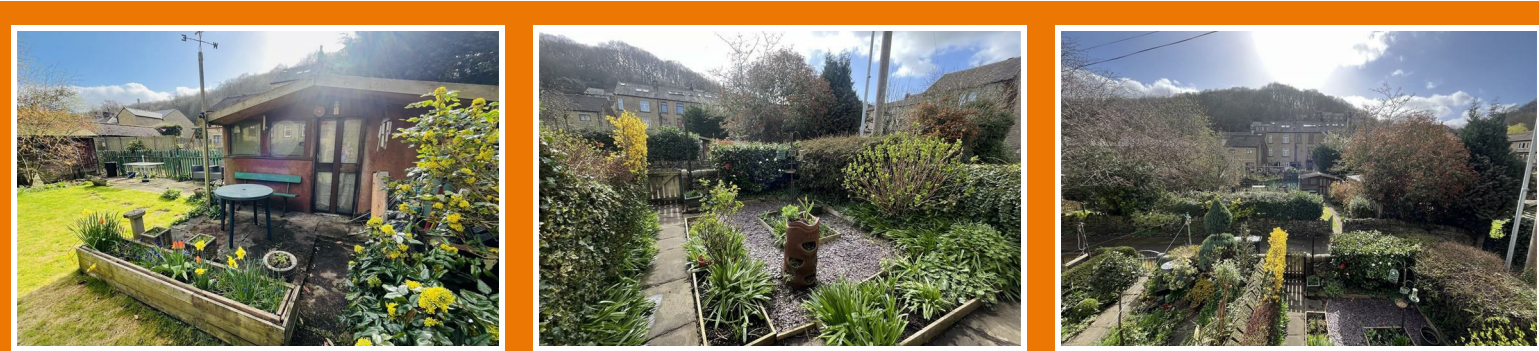
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# Royd Terrace

Armitage Bridge, Huddersfield, HD4 7NZ

Offers Around £170,000



Nestled in the picturesque setting of Royd Terrace, Armitage Bridge, is this charming end terrace home; offering a unique opportunity for those seeking a characterful home in a beautiful location. The property boasts an extensive private garden plot, providing ample space for outdoor activities and relaxation, a rare find in this desirable area.

One of the standout features of this home is the attractive waterway views to the rear, which create a serene backdrop and enhance the overall appeal of the property. The house is ripe for modernisation, allowing you to put your own stamp on it and transform it into your dream residence.

Additionally, the property includes parking, a valuable asset in this location, ensuring convenience for you and your guests. With its blend of charm, potential, and stunning surroundings, this house presents an exciting opportunity for those looking to create a personalised living space in a sought-after location.

Offered with no onward chain to make the buying process much easier. Don't miss the chance to make this delightful property your own and book your viewing today.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY 5'2" x 3'9"

Accessed via a traditional front door and with a staircase rising to the first floor, tiled floor covering and a central heating radiator.

#### LOUNGE

15'2" x 15'11"

With a coal effect fire providing a focal point for the room, a range of alcove cupboards and display units with matching shelves, a uPVC double glazed wood grain effect window to the front elevation, exposed feature beams and a central heating radiator.

#### CELLAR HEAD

Accessed via an internal door, providing useful additional storage and giving access to a keeping cellar at a lower ground floor level.

#### KITCHEN

11'5" x 4'7"

Fitted with a range of wall and base units with complementary working surfaces which incorporate a stainless steel inset sink unit with mixer tap and a four ring hob. There is a fitted oven, tiled splashback and tiled floor.

#### PANTRY CUPBOARD

2'5" x 4'5"

Useful additional keeping and with a uPVC double glazed window positioned to the rear elevation.

### FIRST FLOOR

#### BEDROOM 1

15'1" x 8'

With a uPVC double glazed window positioned to the front elevation overlooking the garden and pleasing views beyond. There is a range of fitted wardrobes, cupboards and drawers. Central heating radiator.

#### BEDROOM 2

9'6" x 7' incl the bulkhead

Also with views to the front over the aforementioned

garden and beyond via the uPVC double glazed window. Radiator and the bulkhead has a loft hatch. allow access to the roof void which was not inspected at the appraisal.

#### SHOWER ROOM & UTILITY

14'4" x 4'5"

Fitted with a shower cubicle, pedestal hand wash basin, low flush wc and with plumbing for a washing machine and a combination boiler located in a utility cupboard. There is a timber framed double glazed window to the rear elevation and a central heating radiator.

#### OUTSIDE

To the front of the property is an attractive cottage garden, established and well stocked. There is off road parking to the side of the property and directly in front of the immediate curtilage, across the access lane, is a second garden area held on a separate title. This is extensively lawned and also well stocked with established beds and borders and with an attractive summerhouse.

#### TENURE

We understand that the property and land is held on three freehold titles. Indicative plans for identification purposes are enclosed within these particulars.

#### COUNCIL TAX. BAND A

