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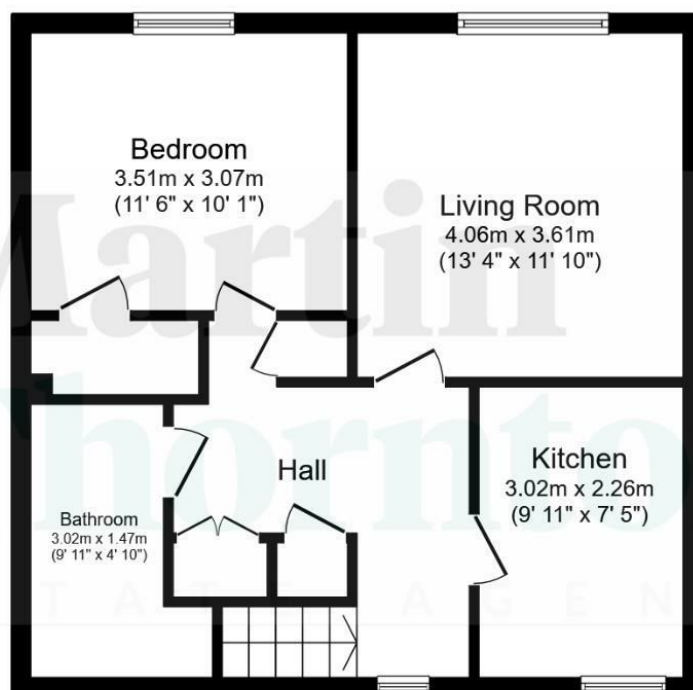
## **Brown Royd Avenue, Rawthorpe Huddersfield, Yorkshire**

**Offers over £60,000**

Located to the outskirts of Huddersfield close to Huddersfield town centre, is this one bedroom first floor apartment which may prove suitable to the first time buyer or professional couple looking to access nearby railway network and motorway networks. The property comprises; entrance hall, kitchen, living room, one double bedroom and a house bathroom. Externally there are communal gardens and parking and this apartment benefits from its own entrance. The property has uPVC double glazing and gas central heating. The property has the added benefit of being offered with no upper chain.

**Brown Royd Avenue, Rawthorpe  
Huddersfield, Yorkshire**

**Floorplan**



**Floor Plan**

Floor area 51.4 m<sup>2</sup> (553 sq.ft.)

**TOTAL: 51.4 m<sup>2</sup> (553 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

# Brown Royd Avenue, Rawthorpe Huddersfield, Yorkshire

## Details



### Entrance Hall

A uPVC door with a double-glazed insert opens into the entrance hall where there is a ceiling light point and the staircase rises to the first floor landing. The landing has two useful cupboards, perfect for storing coats and shoes, etc and access to loft space. A further storage cupboard is home to the central heating system and fuse board.

### First Floor Landing

A uPVC double glazed window provides natural light from the side elevation. There is a radiator, two ceiling light points and access can be gained to the following rooms:

### Kitchen

The kitchen is positioned at the front of the property and enjoys lots of natural light via a uPVC double-glazed window. It has a range of base and wall cupboards, drawers, roll-edge worktops, tiled splashbacks and a stainless steel sink unit with twin taps. There is housing for an oven and plumbing for an automatic washing machine. There is vinyl style flooring, a radiator and a ceiling light point.



### Living Room

This room is positioned at the rear of the property and enjoying lots of natural light via a uPVC double-glazed window. It has plenty of space for furniture, laminate style flooring, a radiator and a ceiling light point.





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## Details



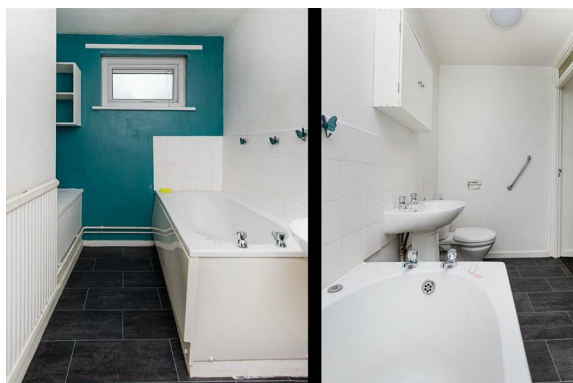
### Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window. It has a walk-in wardrobe with a hanging rail and shelving, plenty of room for fitted or freestanding furniture, a ceiling light point and a radiator.



### Bathroom

The bathroom is positioned at the front of the property with a uPVC double-glazed window. It has a modern white suite comprising a panelled bath with twin taps, a pedestal hand basin with twin taps and a low-level WC. There is vinyl style flooring, a radiator and ceiling light point.



### External Details

Externally there is communal parking.

### Tenure

The vendor informs us that the property is leasehold and we await further information.

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Directions

