

MARSH & MARSH PROPERTIES

117 Armitage Road, Milnsbridge, Huddersfield, HD3 4JY

£150,000



Located on the corner of a quiet residential street in Milnsbridge is this delightful, three bedroomed, end-of-terrace, property. The ideal property for any first time buyer, property investing landlord or professional couple looking for that unique property with a large amount of charming features. The house, being on the corner, features ample on-street parking to the front and side of the property. To the front is a fully enclosed patio garden, surrounded by wooden fence and hedge creating a private space and enhancing the kerb appeal of the property.

Internally the property is well presented and features a modern and bright décor throughout that offers a light and bright living space. The house makes use of all three floors offering a surprising amount of space. With its spacious living room (featuring dual aspect windows), well-appointed kitchen, two bedrooms on the first floor (both with fitted wardrobes), spacious house bathroom and a lower ground spacious third bedroom (with its own en-suite).

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is close to the shops and services of Milnsbridge within a short walk and is a short 3 minute drive from Huddersfield town centre providing access to its excellent amenities. There are ample bus services in the local area and the Huddersfield train station offers excellent rail connections to the surrounding major cities, including access to the Grand Central train service. The property is also a short 8 minute drive from junction 23 of the M62 providing quick access to Leeds and Manchester. The property is also close to good local primary and secondary schools.

Owing to the fantastic features on offer with this three bed roomed house, with its spacious internals, well connected location and realistic asking price, an appointment to view is essential in order to fully appreciate everything this house has to offer.

From the front of the property a uPVC double glazed door opens into the

KITCHEN



This well-appointed kitchen creates a welcome reception into the property. Its light and bright décor is enhanced by the numerous ceiling inset

spotlights and has natural light via a uPVC double glazed window to the front elevation. The kitchen features "L" shaped laminated work surfaces, with over and under counter cupboards and drawers offering ample storage space. With an inset cooker unit, space for a fridge/freezer, tiled floor, tiled splashbacks, stainless steel 1 ½ sink with stainless steel cottage style mixer tap.

From the kitchen a wooden door opens into the

LIVING ROOM



A beautifully presented, warm and welcoming living room; benefitting from a feature wall on the chimney breast and beamed ceiling creating plenty of character for the whole room. There is

ample natural light owing to the dual aspect uPVC double glazed windows, to the front and side elevations, that is enhanced by the central light fitting. A stove style electric fireplace, on a stone hearth and with wooden mantelpiece, creates a central feature for the whole room. With a carpeted floor, single radiator and television access point.

From the living room a wooden door opens onto carpeted stairs that lead up to the

LANDING

With a carpeted floor, wall mounted light fitting, single radiator and loft access hatch.

From the landing wooden doors open into

BEDROOM 1



This spacious double bedroom features a double fitted wardrobe, to one side, providing a fantastic amount of storage space for the room. With its uPVC double glazed window to the front elevation, central light fitting, carpeted floor, television access point and single radiator.

BEDROOM 2

A good sized second bedroom that also features a

set of fitted wardrobes to one side of the room. With its uPVC double glazed window to the side elevation, central light fitting, carpeted floor and single radiator.



BATHROOM



This rather spacious house bathroom makes excellent use of the area on offer to create a highly functional space. With its corner shower cubicle, Victorian style foot bath, half panelled walls, pedestal washbasin, close coupled toilet, ceiling inset spotlights and a frosted uPVC double glazed window to the front elevation.

From the rear of the kitchen a wooden door opens onto stone stairs that lead down to the

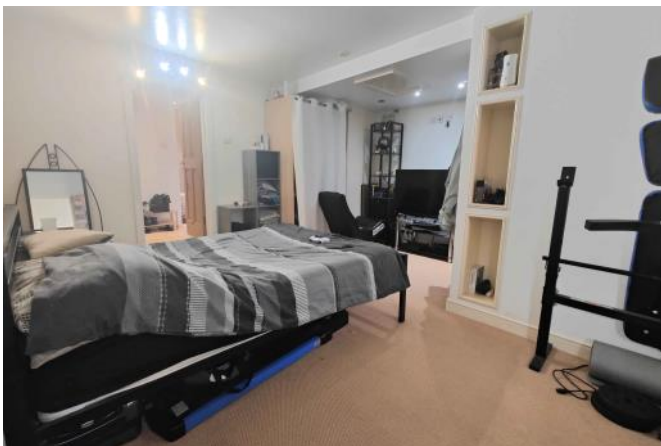
UTILITY ROOM



A fantastic addition to the property, the utility room provides additional work and storage space, tucked away from the main living area of the property. The room has numerous ceiling inset spotlights creating a bright and illuminated space and with a frosted uPVC double glazed window to the front elevation. An "L" shaped set of laminated work surfaces, to one corner, feature over and under counter cupboards. With plumbing for a washing machine, space for a dryer, inset stainless steel sink with stainless steel mixer tap, tiled walls, tiled floor and two fitted cupboards.

From the bottom of the stairs from the kitchen a wooden door opens into

BEDROOM 3



Tucked away from the main area of the property the third bedroom is ideal as a private bedroom space. Offering ample space for a double bed and well illuminated via wall mounted spotlights and ceiling inset spotlights in addition to a frosted uPVC double glazed window to the side elevation. With a carpeted floor, wall inset shelving, electric fireplace set into an exposed brick chimney breast, single radiator and television access point.

To the rear of the third bedroom a wooden door opens into its

EN-SUITE



A well laid out en-suite utilising the space on offer with a corner shower cubicle, washbasin, close coupled toilet, single radiator, extractor fan, central light fitting, tiled walls, tiled floor and frosted uPVC double glazed window to the side elevation.

GARDEN



To the front of the property is a patio and pebbled garden, bisected with the front access pathway and bordered by a wooden fence and hedge creating a private space and greatly enhancing the

kerb appeal of the property. There is a wooden shed to the rear corner of the garden. Owing to its enclosed nature it is an ideal place to sit out and relax or to have a barbeque.

PARKING



Owing to the property's corner location there is ample on-street parking to two sides of the property.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

From Huddersfield town centre head towards Greenhead on Greenhead Road and turn left onto Park Avenue and then right onto Park Drive. At the roundabout continue straight onto Heaton Road. After 0.6 miles turn right onto Church Street and then at the roundabout take the 2nd exit onto Longwood Road and then left onto Lowergate. After 0.6 miles turn left onto Market Street and then left onto George Street, left again onto Dowker Street and then a final left turn onto Armitage Road. The property will be on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD3 4JY

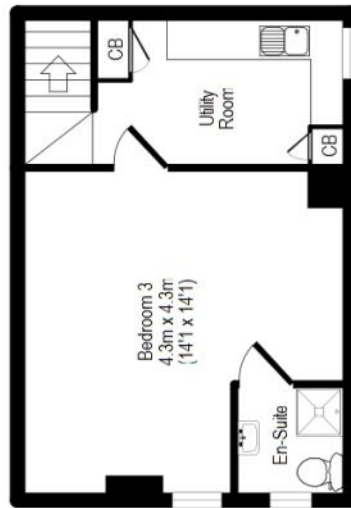
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing

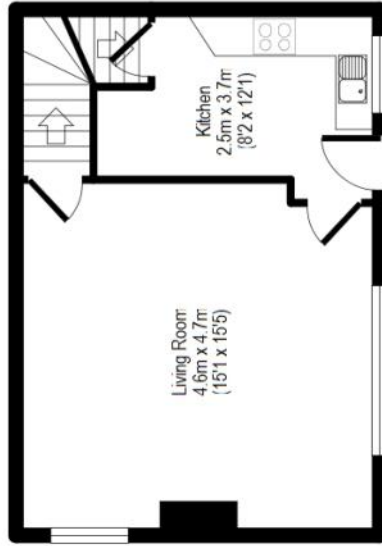
costs. If you are interested please give our office a call on 01422 648 400.

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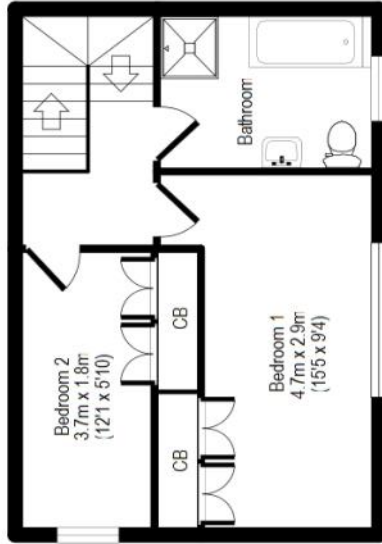
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Lower Ground Floor



Ground Floor



First Floor

91 sq. m / 979 sq. ft

Floor Plan measurements are approximate and are for illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty

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