



4 Wood End Road, Armitage Bridge

A charming 2 bedroom mid terraced cottage set back from Meltham Road. Extended to the rear with a terraced garden beyond the property offers two good sized double bedrooms, a lounge that is over nineteen feet long and a recently added stone built porch to the front. The accommodation briefly comprises: entrance porch, dining lounge, kitchen, first floor landing, two double bedrooms and a bathroom. With gas fired central heating, double glazing and an alarm. Located in the village of Armitage Bridge which the river Holme is well placed for the commuter and local amenities.

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Accommodation

GROUND FLOOR

Entrance Porch

4'11" x 2'9"

A recent addition to the property this stone built porch has a tiled floor, a double glazed front door and further double glazed windows to two sides.



Dining Lounge

19'5" x 13'6" (max)

This large room boasts exposed beams, a living flame gas fired stove sits upon a raised stone hearth and a timber mantle sits on top of exposed stonework. The stairs rise up to the first floor from this room, there's a double glazed window to the front, inset spotlights and two central heating radiator.



Kitchen

11' 8" x 8'6"

The kitchen has units to the high and low level, 1 1/2 bowl stainless steel sink unit, plumbing for an automatic washing machine, a built in electric oven and gas hob. The room has inset spotlights, home to the gas fired central heating boiler, a central heating radiator and a double glazed window allowing a rear aspect. Also from here is a double glazed external access door.

FIRST FLOOR



Landing

There are inset spotlights and a loft access point.



Bedroom 1

13'6" x 6'7" (min)

To the front of the property there are two double glazed windows which offer views across the road towards woodland. The bedroom has exposed stonework and a central heating radiator.



Bedroom 2 11'8" x 8'6"

To the rear and again with two double glazed windows allowing views to the rear terraced garden. There is a central heating radiator.



Bathroom 9'7 x 6'9 (max)

The bathroom has a three piece suite in white. The floor is tiled and there are appropriate tiled splashbacks, a central heating radiator and a high recessed Velux window.

OUTSIDE

To the front is a small gravelled area giving access to the front door. To the rear the property has a multi level terraced garden with paved areas offering outside seating and there is a shed. With further scope the garden is a nice addition to the property with al fresco dining and seating area options.

The vendor uses an area for parking, which we are informed does not formally belong to the property but is numbered and used by no. 4.



Rear Garden

Additional Information

The property is Freehold. Energy rating 72 (Band C). Council tax band A. Our online checks show that Ultrafast Full Fibre broadband (Fibre to the Premises FTTP) is available, and mobile coverage is limited.

Please note, the property is in a conservation area.

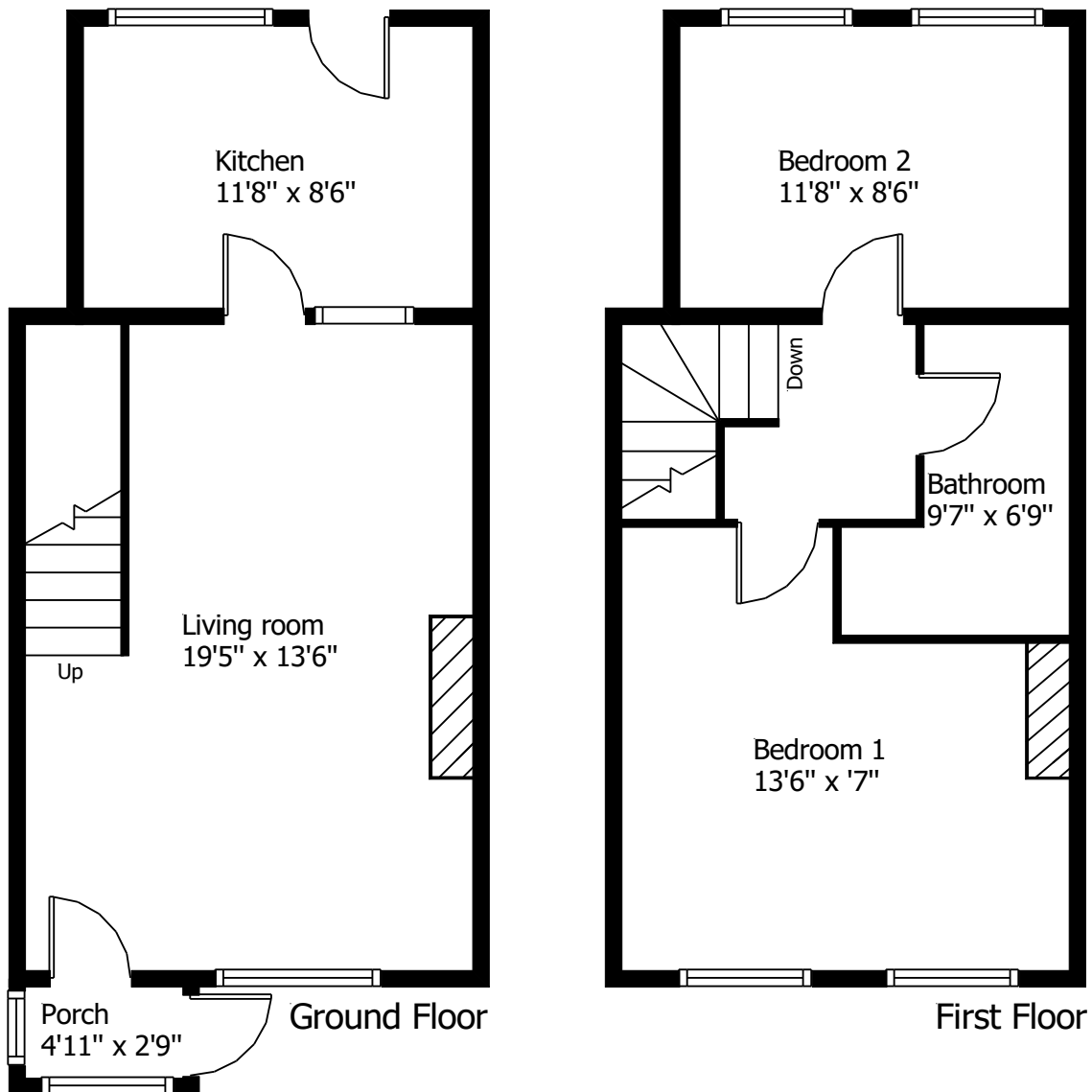
Viewing

By appointment with Wm Sykes & Son.

Location

From Nethererton village centre with the centre shops to either side proceed down Meltham Road. As the road bears left Wood End Road is a lane on the right just before the turning down Armitage Road. For viewing purposes we would recommend parking on Armitage Road.

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