



63 Armitage Road, Armitage Bridge

A unique stone built back-to-back corner terrace offering a generous amount of accommodation which was formed from combining the former shop and cottage into one many years ago. It is located in the Conservation area of Armitage Bridge, with its historic church, Cricket club, mill ponds and allotments. The accommodation briefly comprises lounge, dining room, kitchen, side hallway with access to a w.c., 2 double bedrooms, bathroom, and attic room. It enjoys very pleasant views of the fields and woodland opposite and has a small stone flagged area to the front enclosed by a low stone wall and to the side of that, there is space to park a car under the kitchen & dining room windows. The property is offered for sale with vacant possession and no onward chain. Local amenities are nearby including Hinchliffe's Farm shop, local shops in Netherton including doctor's surgery. Berry Brow train station is half a mile away.

Holmfirth

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Slaithwaite

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Accommodation:

GROUND FLOOR

The front entrance door opens into:-

Entrance Hallway

With stairs rising to the first floor.



Lounge

15' x 11'7"

The main focal point is an electric fire set into a timber surround with marble hearth and back. There are pleasant views to the front, exposed beams and access to a small keeping cellar.



Dining Room

14'11" x 10'11"

A good-sized reception room with window to the front offering views of the fields opposite. A large opening leads through into:-



Kitchen

11'10" x 6'7"

Being fitted with a range of wall and base units with worktops over incorporating a stainless-steel sink with mixer tap. There is a 4-ring gas hob, double oven/grill, space for other under counter appliances, tiled splashbacks, and windows to the front and side.



Kitchen

Side Hall

Having an external door to the side.



W.C.

3' x 3'

Fitted with a white suite comprising a corner low flush w.c. and a corner wash basin with tiled splashback.

FIRST FLOOR



Landing

An 'L' shaped landing with window to the front, and staircase rising to the attic room.



Bedroom 2

11'8" x 9'5"

Another double bedroom which also enjoys those views to the front. It has a cupboard to the side of the chimney breast.



Bedroom 1

11'8" x 11'1" (16'5" max)

Having 2 windows to the front offering views of the fields and woodland opposite. It has a fitted double wardrobe, and cupboard housing the central heating boiler.



Bathroom

9'7" x 6'7"

Fitted with a white suite comprising panelled bath, pedestal wash basin, low flush w.c., and a shower cubicle with Mira shower over. There is a frosted window to the side.

SECOND FLOOR



Attic Room

12'10" x 7'

With timber boarded ceiling, dormer window to the front, and access to eaves storage.



OUTSIDE

As aforementioned, there is a small stone paved area to the front of the cottage which is enclosed by a low stone wall and to the side of that, there is space to park a car under the kitchen & dining room windows.

Additional Information

- Council Tax – Band B
- Tenure – Freehold
- The property falls within the Armitage Bridge Conservation Area.
- EPC Rating – 63 (Band D)
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas fired central heating.
 - Electricity – mains
 - Broadband & Mobile Phone – Ultrafast Fibre broadband (FTTP) is available, and mobile coverage is predicted to be outdoor and in-home with a range of suppliers.

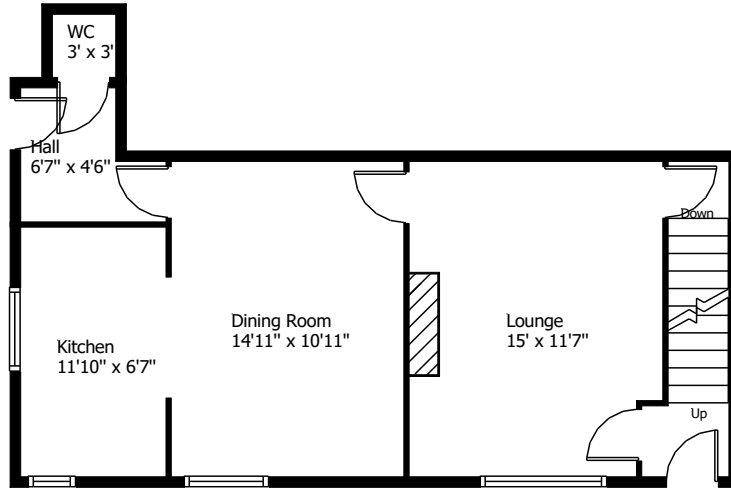
Viewing

By appointment with Wm Sykes & Son.

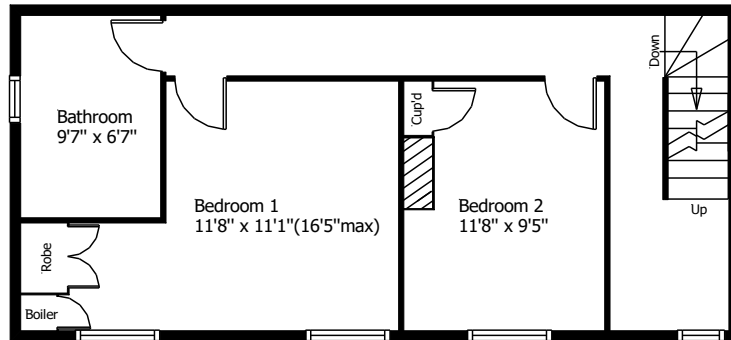
Location

From Netherton, follow Meltham Road down the hill and just as the road bends round to the left, turn right down Armitage Road and continue to follow this road down and round to the right where after a short distance the property will be found on the left.

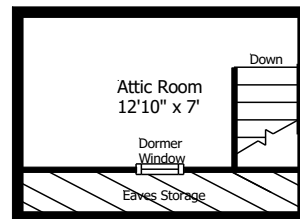
63 Armitage Road, Armitage Bridge, Huddersfield



Ground Floor



First Floor



Attic

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