



1 Royd Terrace, Armitage Bridge

A delightful character end terraced stone cottage that has been extended to the rear. Offered for sale with no upper chain and located in the conservation area of Armitage Bridge, with its historic church, mill pond, cricket pitch and beautiful local walks on the doorstep. A nice setting with two bedrooms, good sized lounge and open to the kitchen with a breakfast bar separating the two. The accommodation briefly comprises: lounge, kitchen, understairs store, first floor landing, two bedrooms and bathroom. The property has double-glazing, central heating and a small cottage garden to the front, comes highly recommended for early viewing and is priced keenly. Local amenities are nearby including Hincliffe's Farm shop, local shops in Netherton including doctor's surgery. Berry Brow train station is half a mile away.

Holmfirth

38 Huddersfield Road,
Holmfirth HD9 3JH
01484 683 543
holmfirth@wmsykes.co.uk

wmsykes.co.uk

Slaithwaite

Britannia Mill, Britannia Road,
Slaithwaite, Huddersfield HD7 5HE
01484 847 700
slaithwaite@wmsykes.co.uk

Accommodation

GROUND FLOOR



Lounge

15' 1" x 14' 9" max

Entrance is gained to the front of the property courtesy of a double-glazed front access door, which opens to the charming living space. Here there are exposed beams to the ceiling and exposed stonework to the chimney. Set up on a raised stone hearth is a fire effect electric stove. In the lounge area there are two central heating radiators, double-glazed bow window to the front, and a useful under the stairs storage area, which drops down three steps offering storage, the electricity fuse board and is home to the property's gas fired central heating boiler.



Kitchen

8' 11" x 4' 11"

Open to the lounge and benefiting from a good-sized breakfast bar worktop area, the kitchen has plumbing for an automatic washing machine, a stainless-steel sink unit with mixer tap over, electric hob, space for an undercounter fridge and double-glazed window allowing rear aspect views. The owners have replaced the original gas hob and gas oven that were previously installed, so there are both gas and electric connections in place should the new owner wish to reinstall similar appliances. There is an extractor hood, a rear side access double-glazed door, relevant tiled splashbacks and units to the high and low level.

FIRST FLOOR

Landing

The landing is home to the property's loft access point; there is a central heating radiator and a double-glazed window to the side.



Bedroom 2

6' 8" x 6' 1"

Located to the front of the property with a double-glazed window offering a view similar as bedroom one and a central heating radiator.



Bedroom 1

15' 1" x 8' 8" max

This double bedroom with good size wardrobe in the alcove, and included in the sale, benefits from a central heating radiator and double-glazed window giving an appealing Armitage Bridge village view.



Bathroom

8' 11" x 4' 11"

Comprising of a three-piece suite in white including low level flush WC, pedestal hand wash basin and bath with shower attachment over. The bathroom is tiled to ceiling height on two walls, has an obscure double-glazed window and a heated towel rail style radiator.



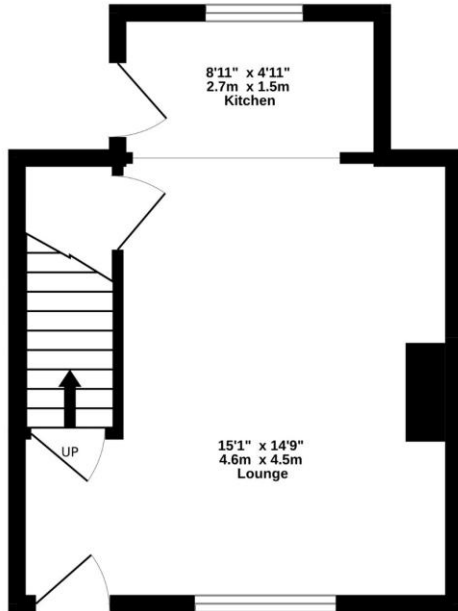
OUTSIDE

To the front of the property there is a small suntrap cottage garden with flower bed, stone seating and enough space for a table and chairs set.

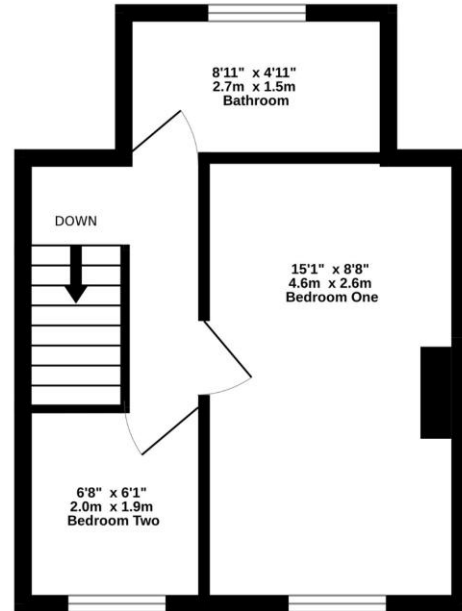
Parking

The property does not have any off-road parking or drive. To the rear of the property there are five spaces where the vendors have parked regularly. There are other parking options on surrounding roads.

GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 524 sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional Information

The property is Freehold and is in a conservation area; Energy rating 62 (Band D); Council tax band A.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing

By appointment with Wm. Sykes & Son.

Directions

Heading out of Huddersfield along Meltham Road, in approximately 2 miles take a left onto Armitage Road, then merge left onto Dean Brook Road and right onto Royd Terrace where the property is located on the right hand side. There are many access points to the property situated in Armitage Fold and parking can be found around the back of the property or nearby on the main Armitage Road.

Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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