



Fox Royd Cottage Royd Road, Meltham Holmfirth HD9 4BE

welcome to

Fox Royd Cottage Royd Road, Meltham Holmfirth

DELIGHTFUL SEMI DETACHED COTTAGE AFFORDING ATTRACTIVELY PRESENTED THREE BEDROOM ACCOMMODATION LOCATED ON THE FRINGES OF THE VILLAGE OF MELTHAM AND BOASTING A FABULOUS RURAL OUTLOOK.

Summary

Beautifully presented semi detached cottage located on the outskirts of the village of Meltham and affording generous three bedroom accommodation that has been extended and updated by the current vendor. With character at the forefront of the property and briefly comprising: entrance porch, open plan dining kitchen, living room, utility room, aforementioned first floor bedrooms and house bathroom. Externally there is a low maintenance cottage garden and simply delightful views from most aspects. Within easy reach of Melthams many amenities, well regarded schooling and major routes for the commuter.

Accommodation

Entrance Porch

Having a tiled floor covering and door leading to:

Open Plan Dining Kitchen

20' 10" x 18' max (6.35m x 5.49m max)

A fabulous room with the kitchen area having an attractive range of wall and base units with butchers block effect worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap. A comprehensive array of appliances include the induction hob with extractor, electric oven, integral dishwasher, fridge and freezer whilst there are complementary tiled surrounds, concealed unit lighting, a vinyl floor covering, inset ceiling lighting and double glazing to rear aspect showcasing the rural outlook.

The dining area has a generous amount of space for freestanding furniture with the focal point being the wood burner set to feature fireplace. There is an oak floor covering, two central heating radiators in the room, double glazed window to front aspect and a staircase ascends to the first floor.

Utility

11' 2" x 4' 9" (3.40m x 1.45m)

There is a range of wall and base units with roll edge worksurfaces, plumbing for the washing machine, a laminate floor covering, double glazed window to rear aspect, inset ceiling lighting and the room houses the central heating boiler.

Living Room

21' 5" x 9' 4" (6.53m x 2.84m)

A recent addition from the current vendors this carpeted room has inset ceiling lighting, central heating radiator, wiring for flat screen TV and a good deal of natural light passes through the room via the double glazing to front and rear aspects..

First Floor

Bedroom One

13' 8" max x 8' 8" (4.17m max x 2.64m)

This double bedroom boasts a delightful outlook to the front aspect over adjacent fields and has inset ceiling lighting, a central heating radiator and double glazed mullion windows.

Bedroom Two

10' 8" max x 8' 9" (3.25m max x 2.67m)

Another double bedroom with bulkhead storage cupboard, radiator and double glazed mullion windows again to front aspect.

Bedroom Three

8' 3" x 6' 10" (2.51m x 2.08m)

The final bedroom again well presented has inset ceiling lighting, central heating radiator and double glazed mullion windows to rear aspect- again note the views.

House Bathroom

9' x 6' 10" (2.74m x 2.08m)





The bathroom is presented in a luxurious, contemporary style with a white suite comprising of low flush w/c, hand washbasin and 'p' shape shower bath with overhead rainfall unit and screen. There are complementary tiled walls and floor covering, inset ceiling lighting and double glazed mullions to rear aspect again showcasing the far reaching views.

External

The garden located to the front of the property is low maintenance with artificial turf and a pebbled area. There is a useful garden shed and a water supply. The garden is ideal for simply relaxing in.



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welcome to

Fox Royd Cottage Royd Road, Meltham Holmfirth

- Semi Detached Cottage
- Three Bedroom Accommodation
- Wealth Of Character Features
- Low Maintenance Cottage Garden
- Fabulous Outlook

Tenure: Freehold EPC Rating: D

guide price

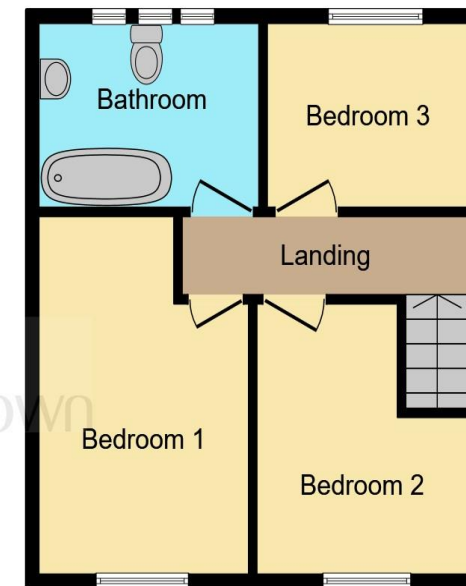
£260,000

directions to this property:

Leave Holmfirth via Greenfield Road and proceed up to the Ford Inn, turn right into Thick Hollins Road. Follow this road towards Meltham and turn left onto Royd Rd. Proceed up the hill where the property can be found on the right hand side.



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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