



Royds Drive, New Mill HOLMFIRTH HD9 1LH

welcome to

Royds Drive, New Mill HOLMFIRTH

WELL PRESENTED MID TERRACED HOUSE AFFORDING SPACIOUS THREE BEDROOM ACCOMMODATION WITH GARDENS TO THE REAR AND OFF STREET PARKING LOCATED ON THE POPULAR VILLAGE OF NEW MILL.

Summary

An internal inspection would be required for one to fully appreciate what is on offer in this mid terraced residence. Affording generous three bedroom accommodation the property is available in move in condition and briefly comprises: entrance hall, dining kitchen, living room, separate w/c, utility, aforementioned three first floor bedrooms and house bathroom. Externally the property boasts a pleasant riverside location and is enhanced by enclosed gardens along with valuable off street parking for up to three vehicles. With New Mill's amenities and schooling close at hand the property is also well placed for major commuting routes.

Accommodation

Entrance Hall

There is a laminate floor covering and a staircase ascends to the first floor.

Living Room

11' 7" x 9' 10" (3.53m x 3.00m)

This well presented living room has a laminate floor covering, a central heating radiator and is double glazed to front aspect.

Dining Kitchen

16' 6" x 11' 9" (5.03m x 3.58m)

A splendid room with ample space for dining furniture, the kitchen being fitted with a range of wall and base units with roll edge worksurfaces incorporating a stainless steel sink and drainer unit. There is a built in electric hob and oven whilst the room has space for a fridge freezer. The floor covering is a laminate and there is inset ceiling lighting, useful understairs storage, a central heating radiator and through light via the double glazing to front and rear aspects.

Utility

6' 10" x 4' 4" (2.08m x 1.32m)

There are roll edge worksurfaces, plumbing for a washing machine, laminate floor covering, radiator and double glazed to rear aspect with a door leading out into the garden.

A door also leads to:

Cloaks/W.C

Low flush w/c and vanity style hand washbasin.

First Floor

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

Bedroom one has a central heating radiator and is double glazed to front elevation.

Bedroom Two

10' x 8' 2" (3.05m x 2.49m)

A second double bedroom with radiator and again double glazed to front aspect.

Bedroom Three

10' max x 8' (3.05m max x 2.44m)

Another room that could accommodate a double bed if required and having a central heating radiator and being double glazed to rear aspect.

House Bathroom

Modern white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead rainfall shower unit and screen. The room has a chrome effect heated rail ladder and a double glazed obscure window.





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Royds Drive, New Mill HOLMFIRTH

- Mid Terraced House
- Three Bedroom Accommodation
- Sizeable Garden To Rear
- Off Street Parking
- Village Location

Tenure: Freehold EPC Rating: C
Council Tax Band: D

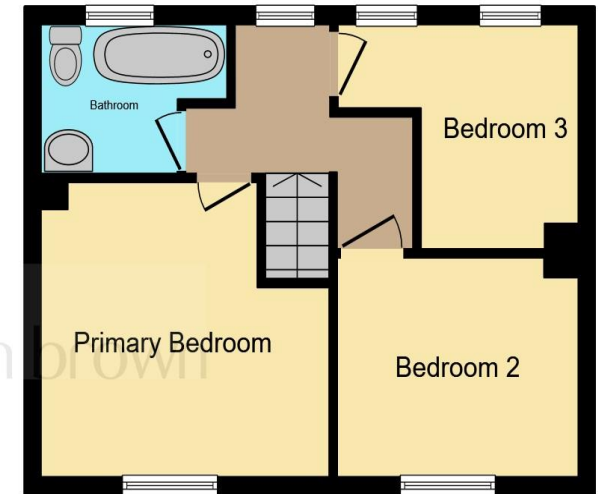
£195,000

directions to this property:

From our office on Victoria Street veer left onto Towngate and continue forward onto Station Road. Continue forward towards New Mill and turn right onto Kirkroyds Lane. Turn left onto Royds Drive where the property can be located on the left 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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Property Ref:
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