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# MILNER ROYD LODGE

NORLAND | HX6 3QY

Located on the edge of the desirable village of Norland, in a small gated hamlet of desirable properties, Milner Royd Lodge has recently undergone a complete program of renovation throughout utilising quality fixtures and fittings.

The accommodation is arranged over two floors with a superb open-plan living room / kitchen with dual aspect windows and French doors with juliet balcony enjoying fabulous panoramic views. There are two double bedrooms complemented by an en-suite bathroom, shower room, cloakroom and utility room.

The property stands in a large garden plot which has been landscaped to provide a generous timber sundeck and further seating areas scattered around the grounds from where the views can be appreciated, along with wooded areas and off-road parking.

Milner Royd Lodge also benefits from existing planning permission 19/00867/HSE should the new owner wish to further extend the property.



## GROUND FLOOR

Sitting Room  
Breakfast Kitchen  
Utility Room  
Cloakroom

## LOWER GROUND FLOOR

Bedroom 1  
En-suite Bathroom  
Bedroom 2  
Shower Room

COUNCIL TAX BAND    EPC RATING

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### INTERNAL

The property is entered into a bright entrance hall with useful storage units and staircase leading to the lower ground floor.

The open plan living room / breakfast kitchen has windows to two aspects, as well as French doors with Juliet balcony affording fabulous views across the Calder Valley. The kitchen area is fitted with a range of Shaker style painted units with timber worksurfaces and including a matching breakfast bar. Kitchen equipment includes a Bosch double oven, induction hob with extractor canopy over and integrated appliances include a fridge-freezer, wine cooler and dishwasher. Located off the hallway is a utility room with plumbing for a washer and space for a dryer, with two-piece cloakroom adjacent.

The two double bedrooms are located on the lower ground floor, the master bedroom is particularly luxurious having an open en-suite bathroom housing a free-standing slipper bath, shower cubicle, WC and wash basin housed in a vanity unit. The lower ground floor accommodation is completed by a superb three-piece shower room as well as a useful storeroom that houses the central heating boiler. There is also an external door that gives direct access to the gardens.

### EXTERNAL

The property is set in a spacious garden plot with off road parking for a two vehicles. The large garden has been landscaped to include a large decked patio, adjacent to the house, ideal for barbecues and al fresco dining. There are further decked patios to lower levels of the garden and rustic seating located at different points from where the delightful views can be enjoyed. To the side elevation of the property is a sloping lawn leading to an area of woodland.

### LOCATION

Norland is a delightful village, with amenities including a village school, church, golf club and two village pubs. The extensive amenities of Sowerby Bridge are just minutes away and include supermarkets, a leisure centre, doctors' and dental surgeries, vets' practice and a wide range of shops, pubs and restaurants.

There is a mainline railway station within a few minutes' drive / 20 minutes' walk. The M62 (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester, Leeds and Bradford.

### SERVICES

Mains electric, gas and water, septic tank drainage. Gas central heating, boiler located in lower ground floor cupboard. Milner Royd Management Company Ltd manages and maintains the common parts of the six properties at Milner Royd; any new owners should have at least one person representing the property as a director of the management company.

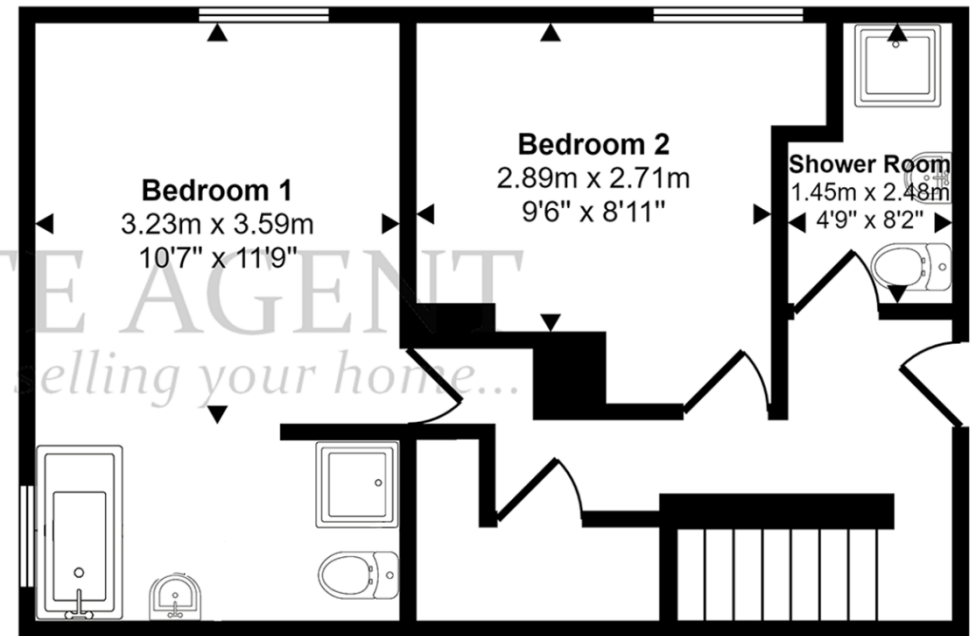
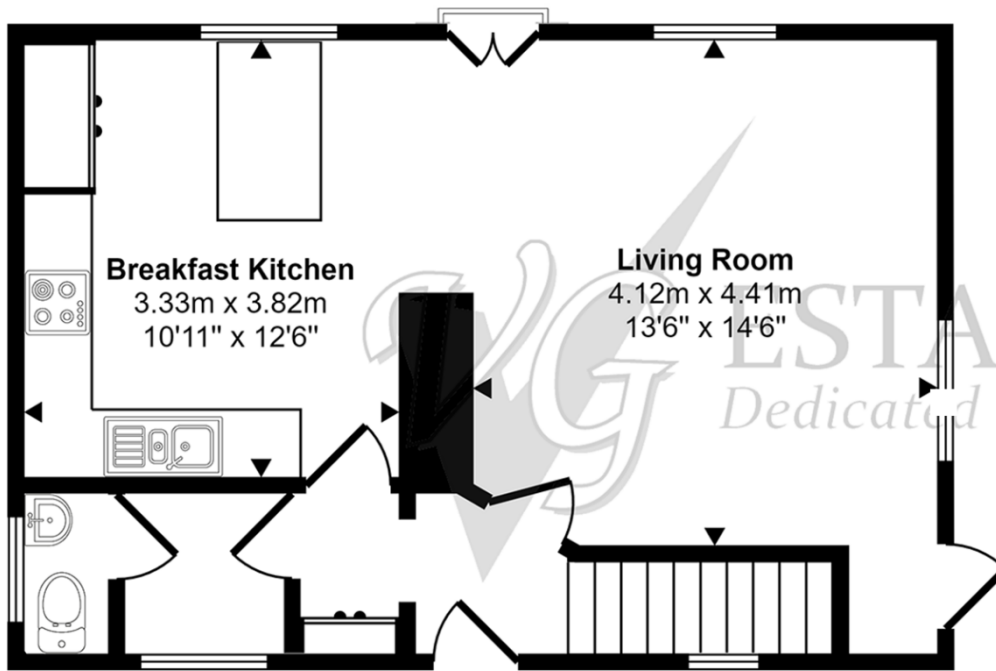
### TENURE Freehold

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge. Upon reaching Sowerby Bridge, turn right immediately before the railway bridge into Station Road. Turn next left into Holmes Road and proceed for approximately ½ mile, turning right into Fall Lane. At the top of Fall Lane turn left into London Road. Milner Royd Lodge is accessed via the second driveway on the left. For viewings park to the side of the electric gates and access the property on foot.



Approximate Gross Internal Area  
980 sq ft - 91 sq m



Ground Floor

Lower Ground Floor





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**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.