

## Royd Moor Lane, Hemsworth



Offers In The Region Of £475,000



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This picturesque location is perfect for those seeking a retreat from the hustle and bustle of city life, while still being within easy reach of local amenities. The peaceful environment enhances the overall appeal of the property while making it a delightful place to call home. We highly recommend an early viewing this property to fully appreciate its size and the scope it offers for family living. With its spacious accommodation and beautiful gardens, this home is a rare find in such a peaceful setting. Don't miss the opportunity to make this charming house your new home.



- Large Lounge Area with French Doors
- L-Shaped Kitchen with Ample Storage
- Convenient Downstairs WC
- Master Bedroom and Third Bedroom with Fitted Wardrobes
- Three Double Bedrooms
- Family Bathroom with Separate Bath and Shower
- Loft Space Available
- Council Tax Band F
- EPC grade E

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Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Reception Hall

13'1" x 5'8" (4.00 x 1.74)

With glazed door and radiator. Staircase leading to first floor.

### Cloakroom

7'3" x 3'8" (2.21 x 1.12)

Low flush WC and pedestal wash hand basin with tiled surround

### Lounge

14'0" to 10'5" x 35'5" (4.27 to 3.18 x 10.80)

A long and spacious lounge with bay windows to the sides and rear, sliding patio doors leading to the front of the property. Gas fire with stone fireplace features in the lounge accompanied by three gas central heating radiators. Coved ceiling.

### Kitchen

18'6" x 5'10" plus 9'3" x 7'6" (5.64 x 1.78 plus 2.84 x 2.31)

L-Shaped Kitchen with laminate flooring, oak trimmed work surfaces, wall and base units with tiled surround. Extra storage within the larder units and delft rack. A single sink drainer with mixer tap. Appliances to include an integrated fridge and freezer, double built in oven and ceramic hob with canopy extractor fan. Plumbing for a washing machine and dishwasher. Bright kitchen with integrated lighting, French windows with a window over looking the front of the property and a door to the rear of the property leading to the patio area.

### Landing

Stairs from entrance hall leading to the first floor landing. Providing access to the loft and storage cupboard.

### Master Bedroom

13'7" x 14'1" (4.15 x 4.30)

A spacious double room with fitted wardrobes. Windows overlooking both the front and side of the property. Radiator.

### Second Bedroom

11'7" x 10'4" (3.55 x 3.16)

Another double room with window overlooking the side of the property and radiator on the wall.

### Third Bedroom

13'7" x 7'6" (4.15 x 2.29)

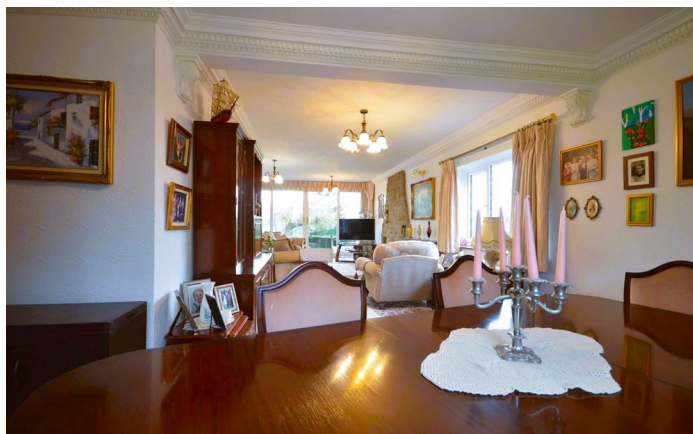
The third room is another spacious double with the convenience of fitted sliding wardrobes with mirrored doors. Window to the rear of the property and doors leading to the balcony. Radiator.

### Bathroom

9'9" x 5'7" (2.982 x 1.71)

The family bathroom comprising of a four-piece suite including low level flush WC, pedestal wash hand basin, oval panelled bath with separate shower cubical and heated towel rail. Two frosted uPVC windows both to side of the property.





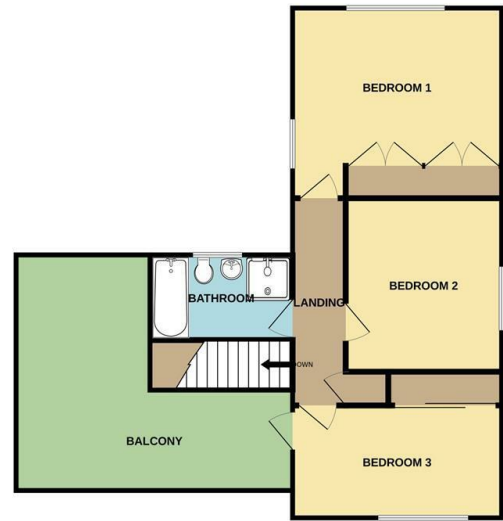


## Floor Plan

GROUND FLOOR  
925 sq.ft. (86.0 sq.m.) approx.

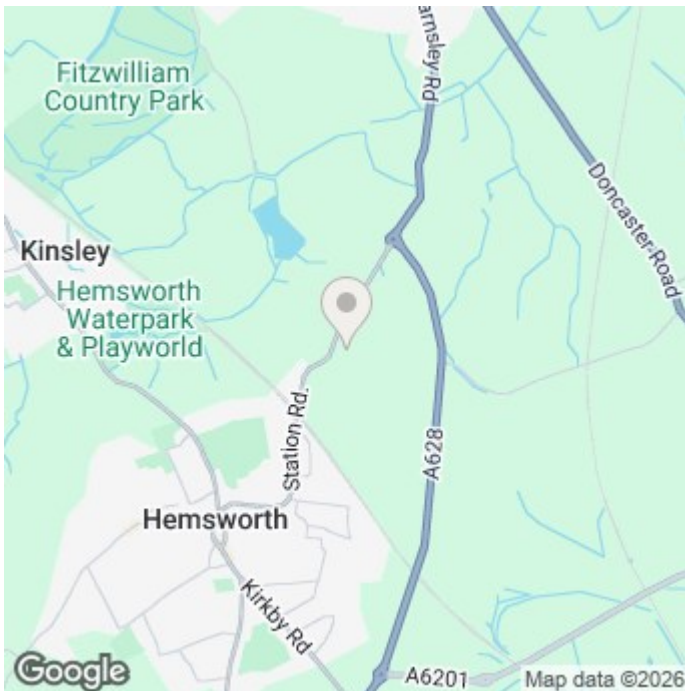


1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.




TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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