





Royds Close,New Mill Holmfirth HD9 1LR

william h brown

welcome to

Royds Close, New Mill Holmfirth

WELL PRESENTED MID TERRACED HOUSE LOCATED IN THE EVER POPULAR VILLAGE OF NEW MILL AND AFFORDING THREE BEDROOM ACCOMMODATION WITH GARDENS TO THE REAR AND OFF STREET PARKING FOR FOUR VEHICLES

Summary
An internal inspection would be required for one to fully appreciate this well presented mid terraced residence ideal for young families or first time buyers. Occupying a cul de sac position and affording generous three bedroom accommodation the property is available in move in condition and briefly comprises: entrance hall, dining kitchen, living room, aforementioned three first floor bedrooms, bathroom and separate w/c. Externally the property boasts delightful low maintenance gardens along with valuable off street parking for up to four vehicles. With New Mill's amenities and well regarded schooling close at hand, along with ease of access into Holmfirth, the property is also well placed for major commuting routes.

Accommodation
Entrance Hall
On entry there is a laminate floor covering and staircase ascending to the first floor.

Living Room
16' 7" x 10' max (5.05m x 3.05m max)
A sizeable and attractively presented reception room with the focal point being the feature fireplace with raised hearth. The room has decorative coving to ceiling, continuation of the laminate floor covering, a central heating radiator and natural light floods through the room via the double glazing to front and rear aspects.

Dining Kitchen
16' 7" x 11' 8" max (5.05m x 3.56m max)
Fitted with a modern range of base units incorporating a sink and drainer unit with mixer tap. Appliances include the electric hob and oven whilst there is also plumbing for a washing machine. There are complementary tiled surrounds, laminate floor covering, a breakfast bar, inset ceiling lighting, understairs storage, a central heating radiator and once more double glazing to front and rear aspects. The kitchen also houses the central heating boiler.

First Floor
Bedroom One
14' 10" x 10' max (4.52m x 3.05m max)
A generous double room with central heating radiator and two double glazed windows to front aspect.

Bedroom Two
11' 10" max x 9' max (3.61m max x 2.74m max)
A second double bedroom having radiator and again being double glazed to front aspect.

Bedroom Three
11' x 7' 4" max (3.35m x 2.24m max)
A third bedroom that can accommodate a double bed and having radiator and being double glazed overlooking the rear garden.

House Bathroom
8' 6" max x 7' 6" (2.59m max x 2.29m)
Stylish bathroom fitted with a white suite comprising of vanity style hand washbasin and panelled bath with overhead rainfall shower unit and attachment. There are complementary tiled surrounds and floor covering, a useful linen cupboard and a double glazed obscure window.

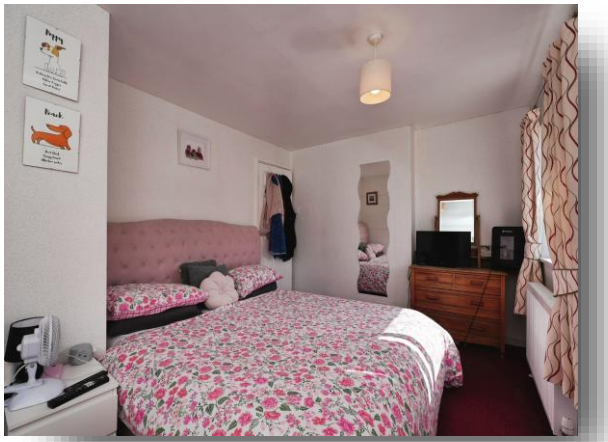
W/C
White high level traditional w/c with hand washbasin and double glazed obscure window.

Attic
Converted attic with velux windows that as can be seen in the photograph could have numerous









purposes or provides added storage.

External
To the front of the property is a tarmac driveway that comfortably accommodates four vehicle. The low maintenance, enclosed rear gardens are paved with a decked seating area idea for BBQ's or relaxing. There is an external power point and water supply and a useful outbuilding offer additional storage.

Agents Note:
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Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

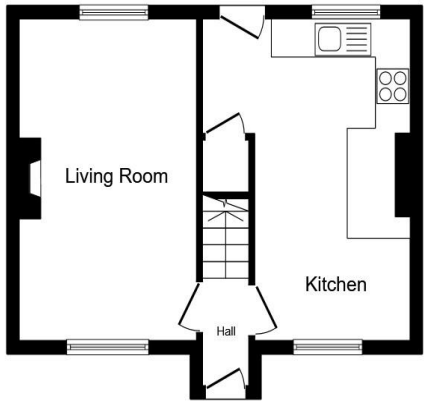
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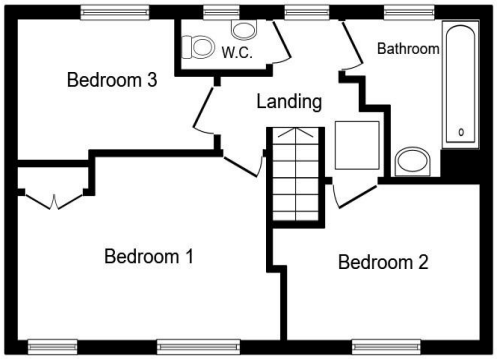
- Mid Terraced House
- Three Double Bedrooms
- Low Maintenance Garden
- Off Street Parking For 4 Vehicles !!
- Cul De Sac Position

Tenure: Freehold EPC Rating: F
Council Tax Band: A

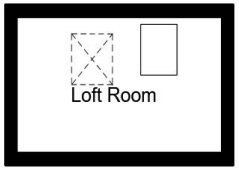
£190,000



Ground Floor



First Floor



Second Floor

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 , then right onto Royds Avenue. Take the first right onto Royds Close where the property can be found on the right hand side.

Total floor area 82.3 m² (886 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
HMF109051 - 0005

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