



**Royds Drive, New Mill HOLMFIRTH HD9 1LH**

**welcome to**

## **Royds Drive, New Mill HOLMFIRTH**

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

### **Summary**

An internal inspection would be required for one to fully appreciate the impeccable condition of this superbly presented 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, aforementioned three first floor bedrooms and shower room. Externally the property boasts a pleasant riverside location and is enhanced by delightful gardens along with valuable off street parking for up to three vehicles. With New Mill's amenities and well regarded schooling close at hand the property is also well placed for major commuting routes.

### **Accommodation**

#### **Entrance Hall**

Having a laminate floor covering and staircase leading to the first floor.

#### **Living Room**

16' 6" x 9' 10" ( 5.03m x 3.00m )

A fabulous reception room attractively decorated with the focal point being the wall mounted log effect electric fire. There are two central heating radiators and through light passes through the room via the double glazed windows to both front and rear aspects.

#### **Dining Kitchen**

16' 6" x 8' 6" ( 5.03m x 2.59m )

Fitted with a modern range of wall and base units with complementary worksurfaces incorporating a stainless steel sink and drainer unit with mixer tap. Appliances include the gas hob with extractor, electric oven, fridge freezer and plumbing for a washing machine. There are tiled surrounds a continuation of the laminate floor covering, inset

ceiling lighting, a central heating radiator and the room is double glazed to both front and rear aspects with French style doors leading out into the garden. The room also houses the central heating boiler, newly replaced in 2026.

#### **W.C**

Having a white low flush w/c and hand wash basin the room also has a radiator and double glazed obscure window.

#### **First Floor Bedroom One**

14' 9" x 9' 10" ( 4.50m x 3.00m )

The principle bedroom is of generous proportions with a central heating radiator and two double glazed windows to front aspect.

#### **Bedroom Two**

11' x 8' 10" plus doorwell ( 3.35m x 2.69m plus doorwell )

A second double room, well presented, this one having a radiator and again being double glazed to front aspect.

#### **Bedroom Three**

10' 7" x 7' 2" ( 3.23m x 2.18m )

A room that could accommodate a double bed having central heating radiator and double glazed window to rear aspect.

#### **Shower Room**

Stylish white suite comprising of low flush w/c and vanity style hand washbasin plus quadrant shower cubicle with rainfall unit and attachment. There are complementary tiled surrounds and floor covering, inset ceiling lighting, a chrome effect heated rail ladder and double glazed obscure window.





### External

To the front of the property is off street parking for up to three vehicles whilst the attractive rear gardens located a the side of the stream are low maintenance and ideal for sitting and relaxing. There is also a useful outbuilding.



***view this property online*** [williamhbrown.co.uk/Property/HMF108847](http://williamhbrown.co.uk/Property/HMF108847)



welcome to

## Royds Drive, New Mill HOLMFIRTH

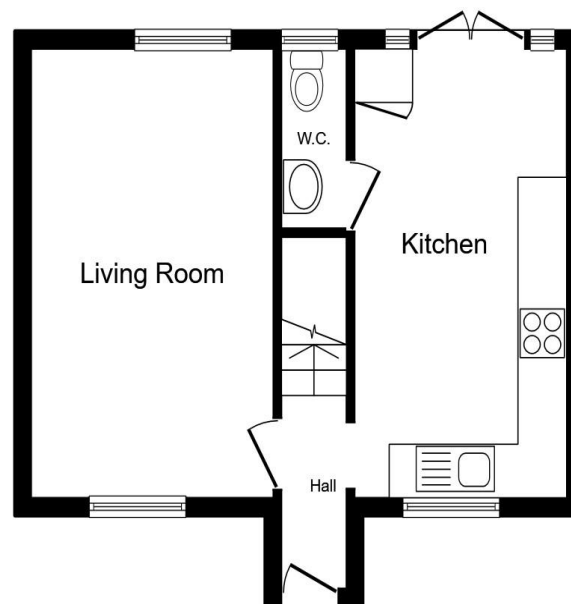
- Mid Terraced House
- Three Double Bedrooms
- Generous Garden
- Off Street Parking
- Village Location

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

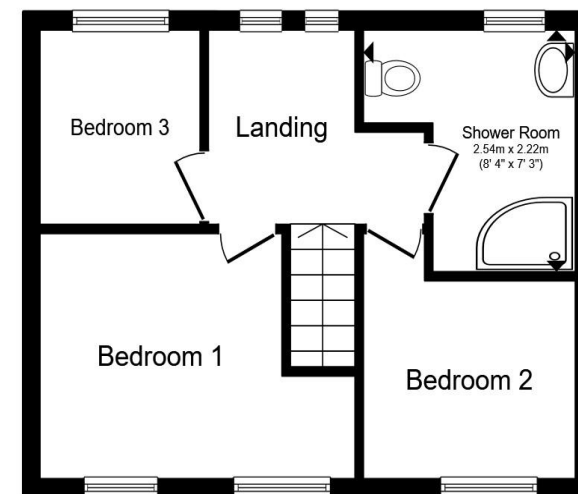
**£220,000**

### 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**

Total floor area 67.1 m<sup>2</sup> (722 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/HMF108847](http://williamhbrown.co.uk/Property/HMF108847)



Property Ref:  
HMF108847 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01484 687818**



[holmfirth@williamhbrown.co.uk](mailto:holmfirth@williamhbrown.co.uk)



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



[williamhbrown.co.uk](http://williamhbrown.co.uk)