



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

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

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

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

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.





view this property online williamhbrown.co.uk/Property/HMF108827



welcome to

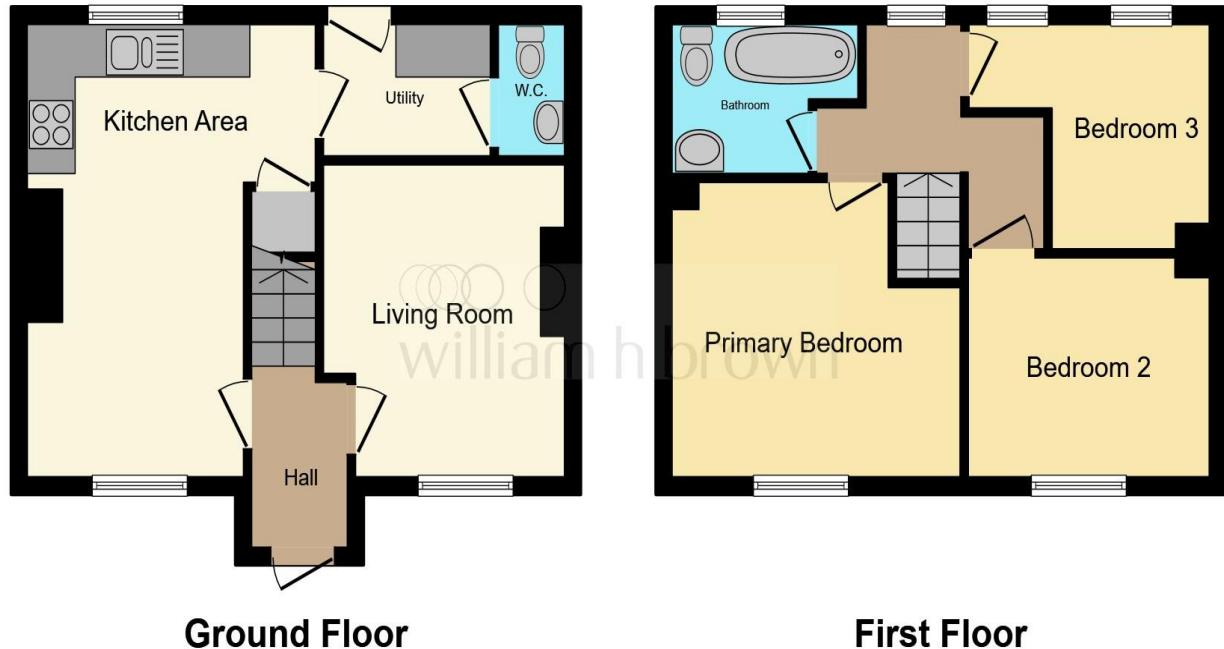
Royds Drive, New Mill Holmfirth

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

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£195,000



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

view this property online williamhbrown.co.uk/Property/HMF108827



Property Ref:
HMF108827 - 0002

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.



01484 687818



holmfirth@williamhbrown.co.uk



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



williamhbrown.co.uk