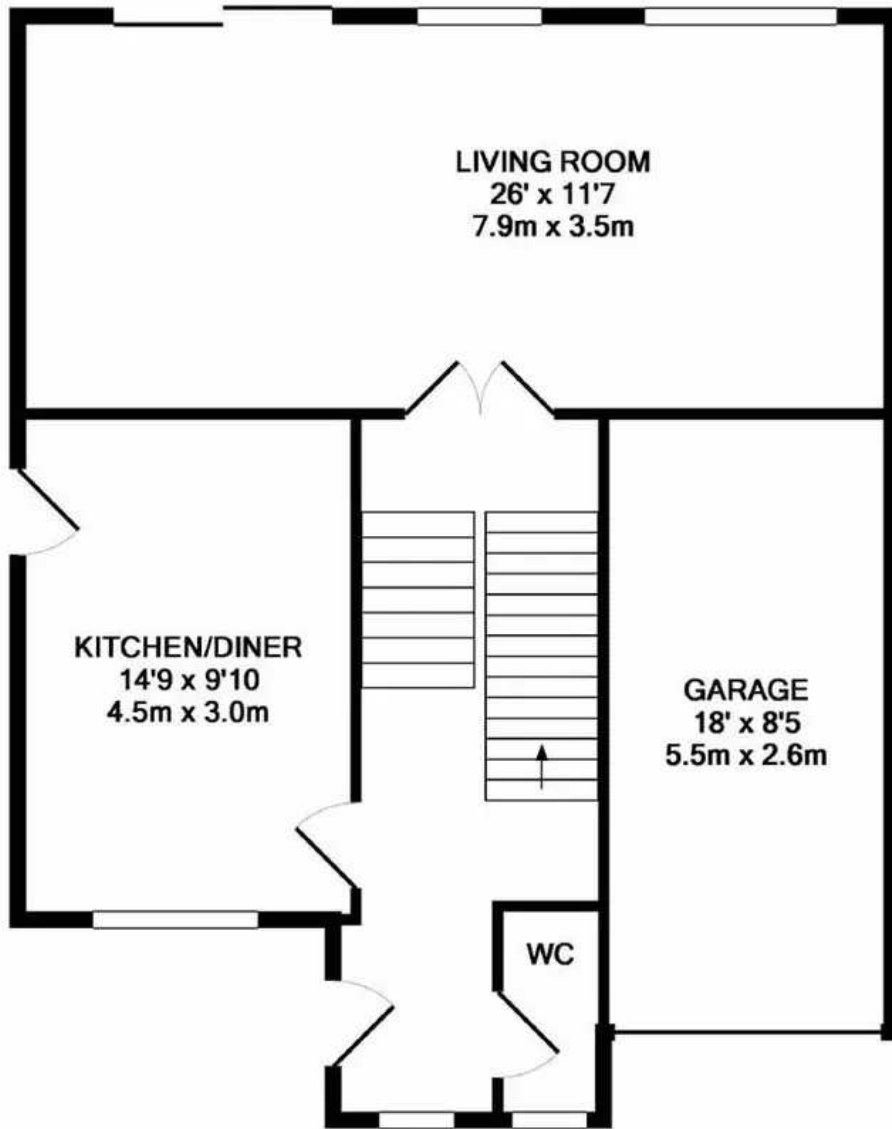


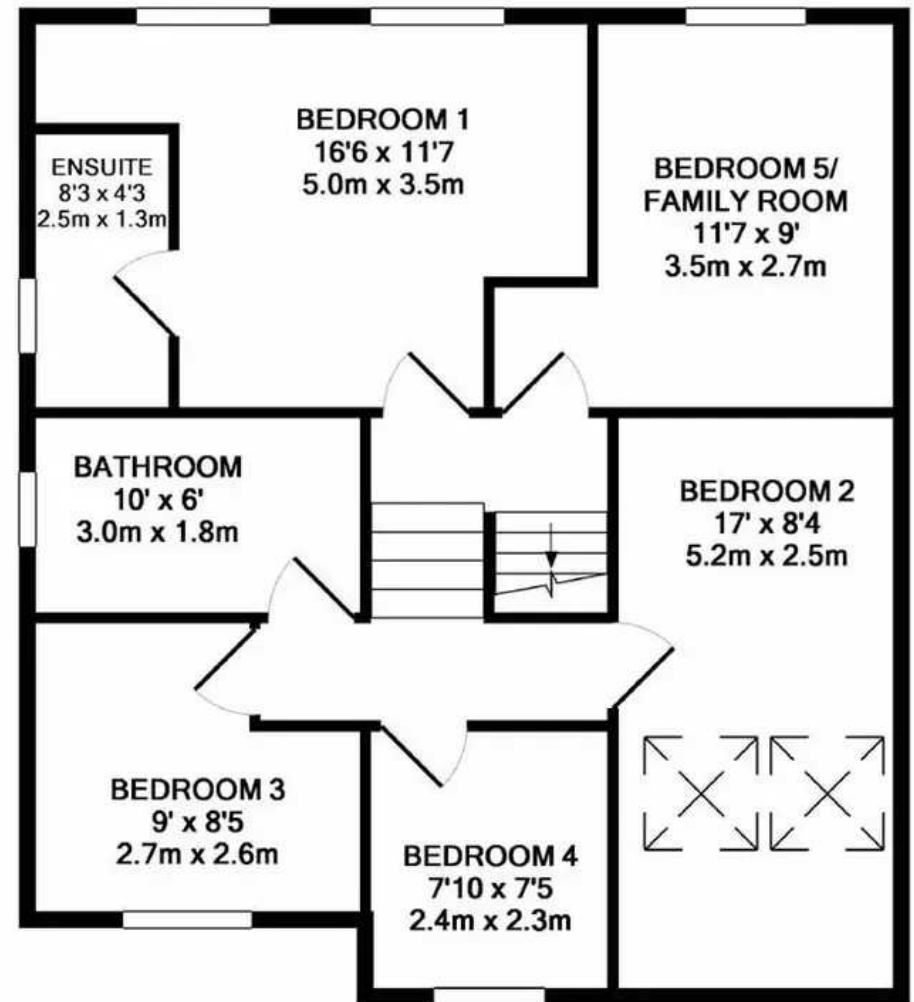


22 Royd Mount, Holmfirth
Holmfirth

Offers in Region of **£450,000**



GROUND FLOOR



1ST FLOOR



22 Royd Mount

Holmfirth, Holmfirth

SITUATED AT THE HEAD OF A PRIVATE CUL-DE-SAC SETTING IS THIS DETACHED EXECUTIVE FAMILY HOME LOCATED IN THE DESIRABLE VILLAGE OF HOLMFIRTH. OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WITH THREE DOUBLE BEDROOMS, TWO SINGLE BEDROOMS AND WITH THE PRINCIPAL BEDROOM HAVING ENSUITE SHOWER ROOM FACILITIES,

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed composite door, with obscure glass and leaded detailing, into the entrance. There is luxury Vinyl tiled flooring, a double-glazed window to the front elevation, and a radiator. The entrance hall features decorative coving to the ceiling, and an oak door provides access to the downstairs w.c. The entrance opens out to a hallway with an oak and glazed door providing access to the dining kitchen, and staircases lead to the middle of the landing and down to the lounge. There is an additional radiator, ceiling light point, and decorative coving.

DOWNSTAIRS W.C.

The high-quality luxury Vinyl tiled flooring continues through from the entrance to the downstairs w.c. which features a modern, contemporary, two-piece suite comprising a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome taps and tiled splashback. There is a radiator, ceiling light point, extractor fan, and a double-glazed window, with tiled sill and obscure glass, to the front elevation.

BREAKFAST KITCHEN AND DINING AREA

The breakfast kitchen/dining area features a range of fitted wall and base units with complementary work surfaces over, incorporating a one-and-a-half bowl stainless steel sink unit with chrome mixer tap. There is tiling to the splash areas, and a bank of three double glazed windows to the front elevation. There is a space for an eight-ring gas cooker with a fitted cooker hood over, plumbing for a washing machine, and space for a tumble dryer. Also present is under-unit lighting, tiled flooring, a radiator, and built in appliances such as the integral fridge and freezer. A double-glazed composite door with obscure glass and leaded detailing leads to the side external.

OPEN PLAN LIVING AND DINING ROOM

The open plan living/dining room is a fantastic, and large, space which the vendors currently utilise as a music room and lounge. Taking the staircase from the



OPEN PLAN LIVING AND DINING ROOM

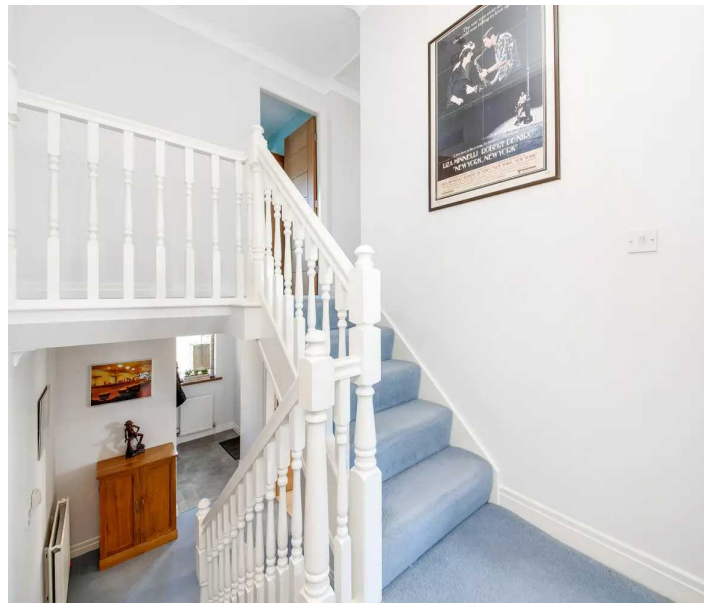
The open plan living/dining room is a fantastic, and large, space which the vendors currently utilise as a music room and lounge. Taking the staircase from the entrance hall towards the lounge, there is a vestibule which features an oak door which encloses a useful storage cupboard under the stairs. There is decorative coving, a ceiling light point, and twin oak and glazed doors opening to the lounge.

LOUNGE

Enter into the lounge through twin oak and glazed doors and, as the photography suggests, the lounge is a generously proportioned light and airy reception room. There are banks of double-glazed windows to the rear elevation which have fantastic views across the valley and beyond. There are double-glazed sliding patio doors which seamlessly provide access to the rear gardens which are laid predominantly to lawn and have well-stocked flower and shrub beds. The lounge features decorative coving to the ceiling, and there are two radiators, two ceiling light points, and three wall light points. The focal point of the room is the living flame-effect gas fire with a granite inset hearth and decorative timber mantel surround.

MID-LEVEL LANDING

The mid-level landing has two oak doors which provide access to two double bedrooms. The tight-winding staircase proceeds to the first-floor landing, and there is decorative coving to the ceiling, a wooden banister with traditional spindles, and a central ceiling light point.





FIRST FLOOR

BEDROOM ONE

Bedroom one is a light and airy, generously proportioned, double bedroom which benefits from high-quality fitted furniture including floor-to-ceiling wardrobes which have hanging rails and shelving. There is a matching chested drawer unit, and bedside cabinets. The principal bedroom has twin banks of double-glazed windows to the rear elevation which, as the photography suggests, has fantastic open-aspect views over Victoria Park and beyond. There is a central ceiling light point, a radiator, and the room benefits from en-suite shower room facilities.

ENSUITE SHOWER ROOM TO BEDROOM ONE

The en-suite shower room features a modern, contemporary, three-piece suite which comprises a walk-in double shower cubicle with thermostatic rainfall shower and with separate hand-held attachment, a low-level w.c. with concealed cistern, and push-button flush, a broad wash hand basin with vanity under, and chrome monobloc mixer tap above. There is luxury Vinyl tiled flooring, brick-effect tiling to the walls with an attractive chrome trim, and a chrome ladder-style radiator. The en-suite shower room features a panelled ceiling with inset spotlighting, an extractor fan, and a double-glazed window with obscure glass which, when opened, offers a fantastic open-aspect view again across the valley towards Victoria Park.

BEDROOM TWO

Bedroom two is a versatile space which can be utilised for a multitude of uses including a formal dining room (which is how the vendors are using it), family room, or as a double bedroom. The room features oak flooring, and there is a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation which, again, have fantastic far-reaching views during the winter months towards Castle Hill and beyond.

FIRST FLOOR LANDING

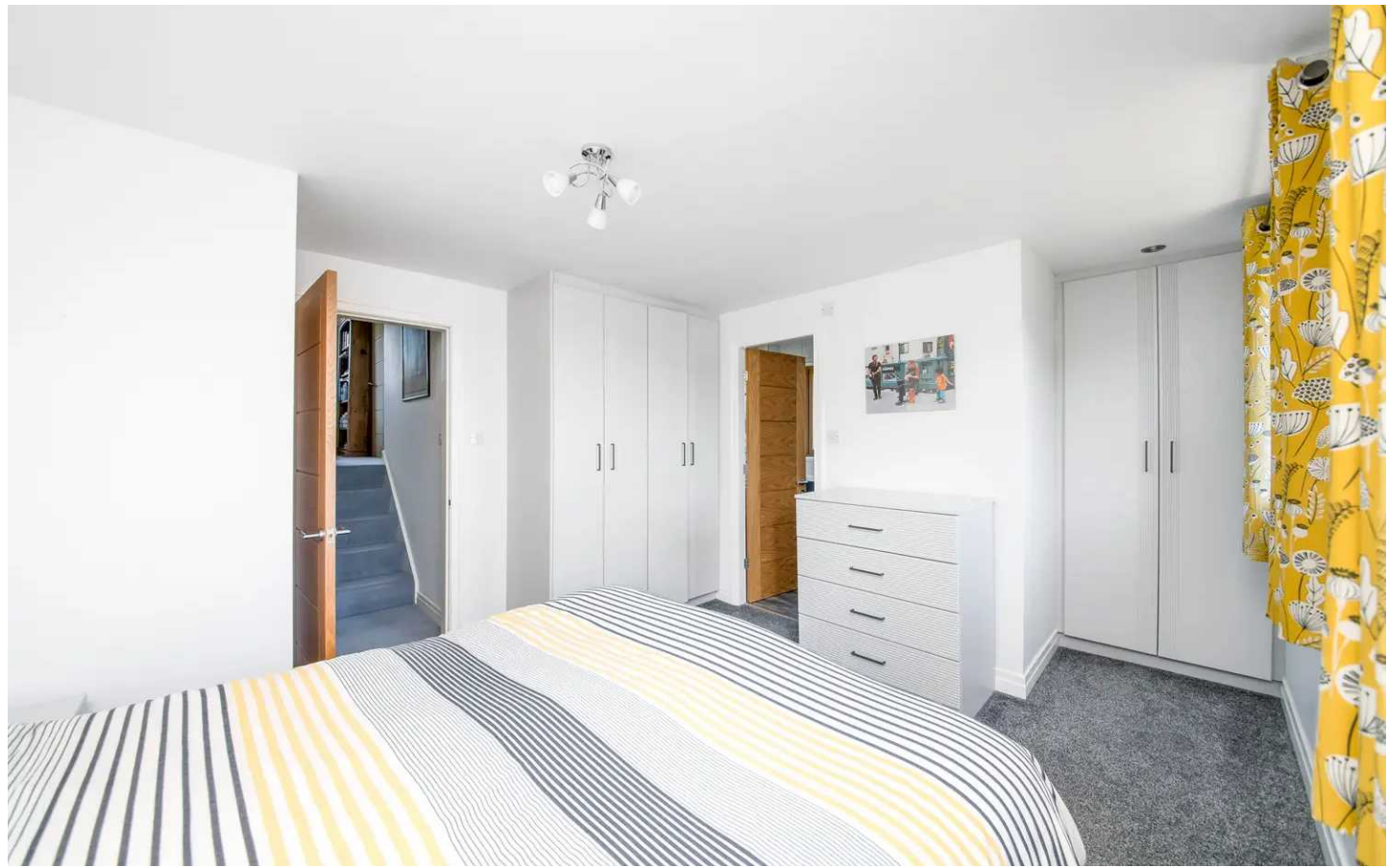
The staircase from the mid-level landing provides access to the first floor. There are oak doors leading to three bedrooms and the house bathroom. Again, there is decorative coving to the ceiling, a central ceiling light point, and a loft hatch which provides access to a useful storage space.

BEDROOM THREE

Bedroom three is a double bedroom which has ample space for freestanding furniture. The room has two double-glazed skylight windows, a radiator, ceiling light point, and a useful recessed area under the eaves for fitted storage, or furniture.

BEDROOM FOUR

Bedroom four can accommodate a single bed or three-quarter bed with space for freestanding furniture. The room benefits from floor-to-ceiling fitted wardrobes which have hanging rails and shelving. There is a ceiling light point, radiator, and a bank of double-glazed windows to the front elevation which have fantastic open-aspect views in the distance towards Holme Moss.

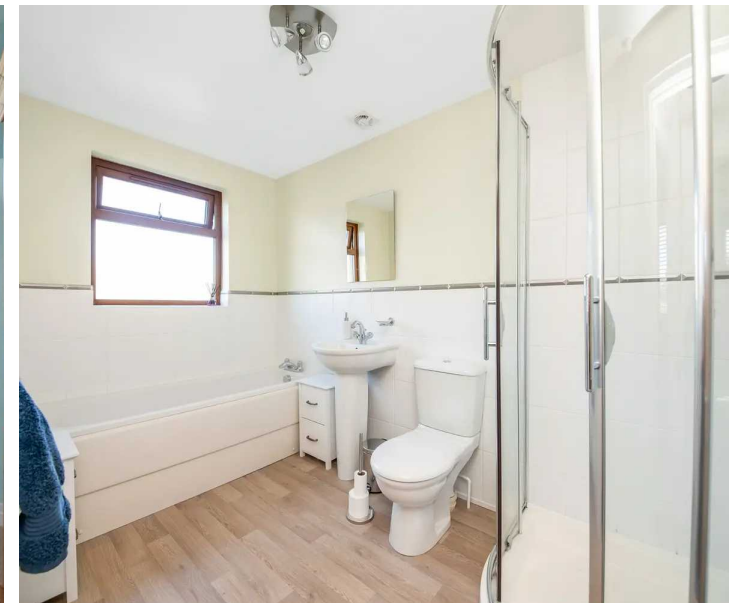


BEDROOM FIVE

Bedroom five is currently utilised as a home office but can accommodate a single bed/three-quarter bed with ample space for freestanding furniture. The room has a bank of double-glazed windows to the front elevation, again with fantastic open-aspect views over rooftops towards Holme Moss. There is a radiator and ceiling light point.

FAMILY BATHROOM

The house bathroom features a white four-piece suite which comprises a panelled bath with mixer tap over, a pedestal wash hand basin with chrome mixer tap, a low-level w.c. with push-button flush, and a quadrant-style shower cubicle with thermostatic shower. There is tiling to the half-level of the walls and splash areas, high quality flooring, and a ceiling light point. The house bathroom has an extractor fan, radiator, and a double-glazed window with obscure glass to the side elevation.



FRONT EXTERNAL

Externally to the front, the property benefits from a Tarmacadam driveway which provides off-street parking for two vehicles. There is a lawned area with plants and shrubs, and an Indian stone flagged pathway which leads to the front door and round the side of the property. There is external lighting and inset spotlighting into the soffits.

REAR EXTERNAL

To the rear of the property is a predominantly lawn garden, with flower, shrub, and plant borders. There are fenced boundaries, a fantastic woodland outlook, and panoramic views across the valley. There is an Indian stone flagged area which is ideal for alfresco dining and entertaining, and an external security light.

ATTACHED GARAGE

The attached garage is 18'0" x 8'5"

On Drive

1 Parking Space



ADDITIONAL INFORMATION

We are informed by the vendor that the EPC Rating is TBC, the council tax band is C, and the property is Leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:45pm

Saturday - 9:00 am - 4:30pm

Sunday - 11:00 am - 4:00pm



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