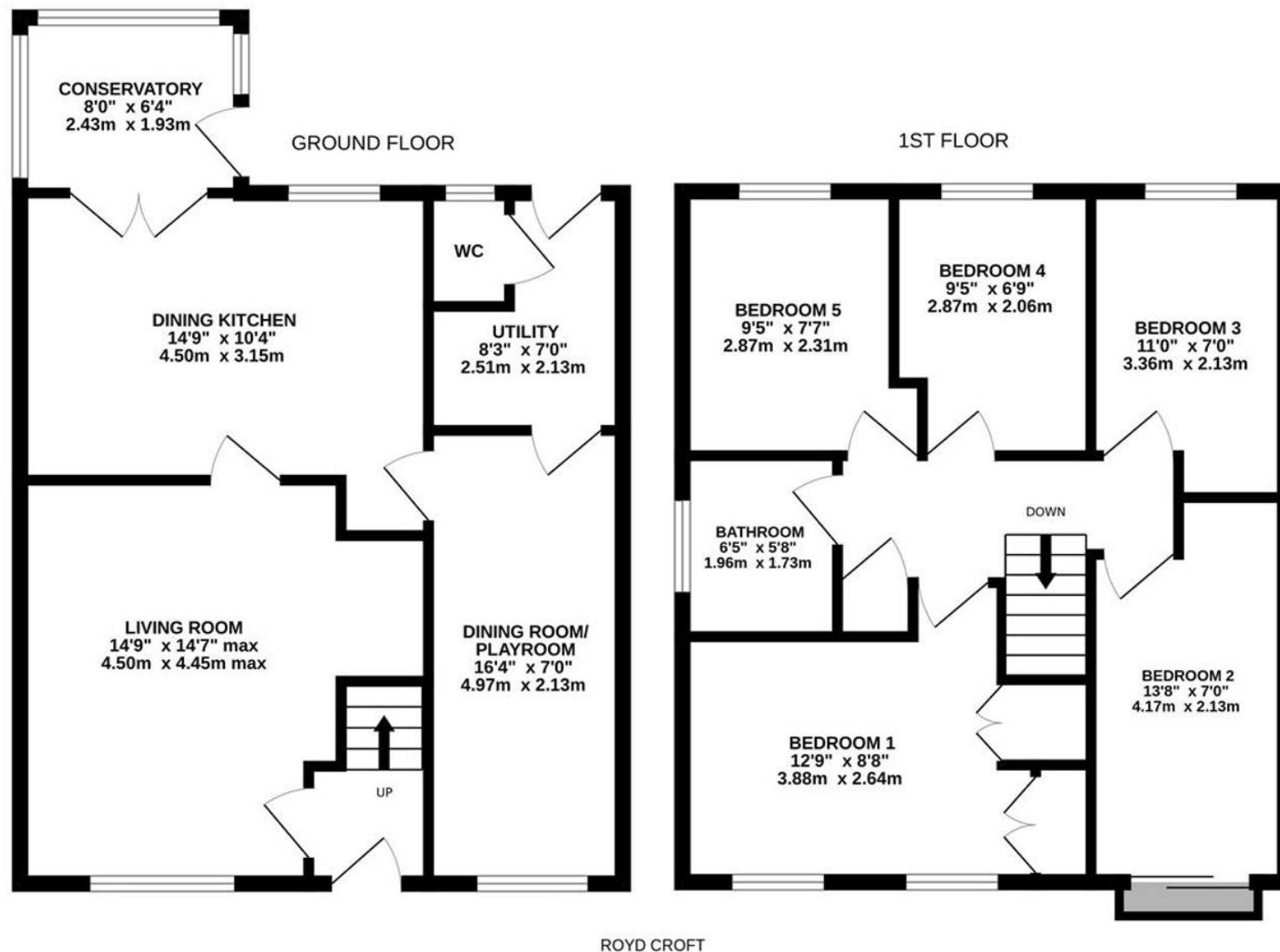




**16 Royd Croft, Huddersfield**  
Huddersfield

Offers in Region of **£310,000**



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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## 16 Royd Croft

Quarmby, Huddersfield

Tucked away within a cul de sac and adjoining playing fields with lovely views, a detached double fronted 5 bedroom family home. The property is located within a well regarded area, close to good local schools, shops and M62, available with immediate vacant possession and no onward chain, there is attractively presented accommodation with a gas c/h system, Pvcu d/g, just decorated and complemented by new carpets.

Council Tax band:

C Tenure: Freehold 5 Bedroom family home Well regarded area close to shops, schools and M62 Newly decorated and carpeted

**Simon Blyth**  
ESTATE AGENTS



## ENTRANCE HALL

A composite panelled and double-glazed door opens into an entrance lobby, this has a ceiling light point and staircase rising to the first floor. To one side a door opens into the living room.

## LIVING ROOM

Dimensions: 4.45m x 4.50m (14'7 x 14'9). A well-proportioned reception room which has a PVCu double glazed splay bay window looking out to the front with lovely views to one side across playing fields and with Emley Moor Mast in the distance. There is a ceiling light point with decorative ceiling rose, ceiling coving, wall light point, central heating radiator and as the main focal point of the room there is a feature fireplace with marble effect surround, marble inset and home to a coal effect gas fire which rests on a marble hearth. To the rear of the living room a timber panelled door opens into the dining kitchen.

## DINING KITCHEN

Dimensions: 4.50m x 3.15m (14'9 x 10'4). This has a PVCu double glazed window looking out over the rear garden together with timber and glazed French doors opening into the conservatory. There are two ceiling light points and fitted with a range of cream base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, there is an inset one and a half bowl single drainer sink with chrome monobloc tap, five burner stainless steel gas hob with stainless steel extractor hood over ad stainless steel electric fan assisted oven, there is housing for a fridge, integrated AEG dishwasher, two central heating radiators and to one side a timber panelled and glazed door gives access to the dining room/ playroom.

#### UTILITY ROOM

Dimensions: 2.51m x 2.13m (8'3 x 7'0). With a PVCu double glazed window to the front elevation, central heating radiator, inset ceiling downlighters and from here a timber panelled and frosted glazed door gives access to the utility room.

#### CONSERVATORY

Dimensions: 2.44m x 1.93m (8'0 x 6'4). This is accessed from the dining kitchen with twin timber and glazed doors, there are PVCu double glazed windows looking out over the rear garden and a door to one side.





#### **FIRST FLOOR LANDING**

With two ceiling light points and loft access. From the landing access can be gained to the following rooms:-

#### **DOWNSTAIRS W.C.**

Dimensions: 1.22m x 0.74m (4'0 x 2'5). With a PVCu double glazed window, ceiling light point, extractor fan and fitted with a suite comprising; pedestal wash basin with chrome monobloc tap and tiled splashback together with a low flush w.c.

#### **BEDROOM ONE**

Dimensions: 3.89m x 2.64m (12'9 x 8'8). With two PVCu double glazed windows providing plenty of natural light and enjoying a lovely aspect across playing fields with Emley Moor Mast and Castle Hill in the distance. There are fitted wardrobes, cupboards, ceiling light point with decorative ceiling rose, ceiling coving and central heating radiator.

#### **BEDROOM TWO**

Dimensions: 4.17m x 2.13m (13'8 x 7'0). This has a PVCu double glazed French doors with Juliette balcony with a similar aspect of that of bedroom one together with ceiling light point and central heating radiator.



#### **BEDROOM THREE**

Dimensions: 3.35m x 2.13m (11'0 x 7'0). With a PVCu double glazed window looking out to the rear, there is a ceiling light point and central heating radiator.

#### **BEDROOM FOUR**

Dimensions: 2.87m x 2.06m (9'5 x 6'9). With a PVCu double glazed window looking out to the rear, ceiling light point and central heating radiator.

#### **BEDROOM FIVE**

Dimensions: 2.87m x 2.31m min (9'5 x 7'7 min). With a PVCu double glazed window looking out to the rear, there is a ceiling light point and central heating radiator.

#### **BATHROOM**

Dimensions: 1.96m x 1.73m (6'5 x 5'8). With a PVCu double glazed window, ceiling light point, part tiled walls, central heating radiator and fitted with a suite comprising panelled bath with glazed shower screen and electric shower fitting over, pedestal wash basin and low flush w.c.





#### EXTERNAL

To the front of the property there is a herringbone block paved parking area and tarmac area immediately in front of the playroom/dining room. There are planted shrubs to the front, a herringbone block paved pathway leads down the left-hand side of the house giving access to the rear garden which has a herringbone block paved patio with timber steps rising to an area of timber decking together with a lawn and a large lifelong shed providing additional/useful storage.



ADDITIONAL INFORMATION CENTRAL HEATING The property has a gas central heating system.

DOUBLE GLAZING The property has PVCu double glazing. VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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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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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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



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