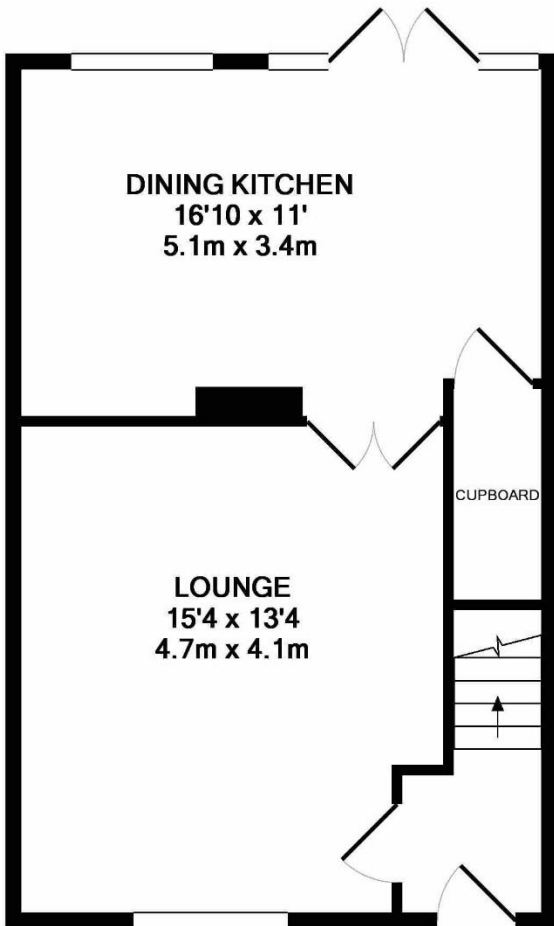


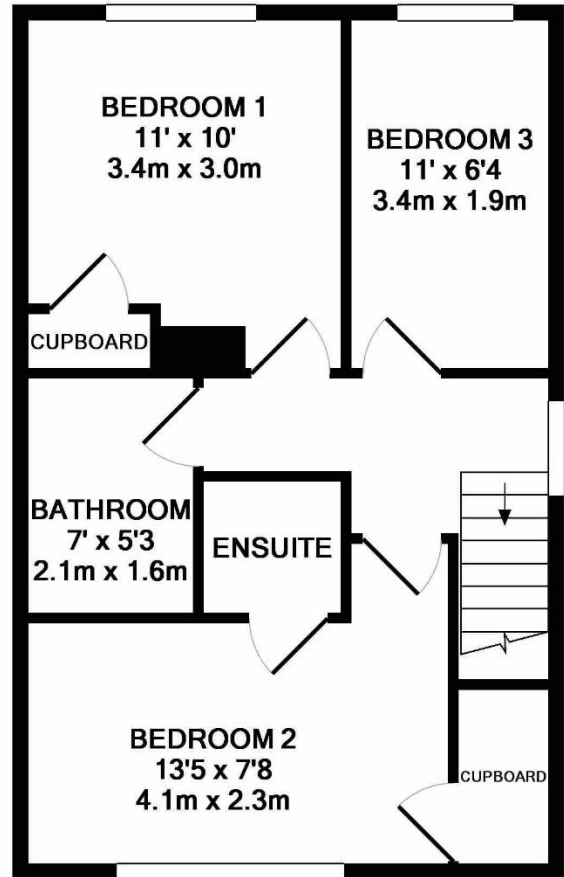
**Simon Blyth**  
ESTATE AGENTS



**ROYDS AVENUE, NEW MILL, HOLMFIRTH, HD9 1LJ**



GROUND FLOOR



1ST FLOOR

ROYDS AVENUE  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## PROPERTY DESCRIPTION

A SUPERBLY PRESENTED, FAMILY HOME SITUATED IN THE POPULAR VILLAGE OF NEW MILL. BOASTING OPEN PLAN DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS, FABULOUS OPEN ASPECT VIEWS TO THE FRONT AND REAR AND A VERSATILE OUTBUILDING WHICH COULD BE UTILISED AS A GARDEN OFFICE OR RECREATIONAL/ENTERTAINMENT SPACE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IS IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises of entrance, lounge and open plan dining kitchen to the ground floor. To the first floor there are three well-proportioned bedrooms and the house bathroom, bedroom one having ensuite shower room and walk-in wardrobe. Externally there is an enclosed lawn garden to the front. To the rear is a hard standing providing off street parking and an enclosed rear garden with Indian stone flagged patio and lawn. A versatile outbuilding currently houses a hot tub and is a great space for entertaining, this could however be utilised as a garden office.

**Offers Around £230,000**

## ENTRANCE

Enter the property through a double-glazed PVC door with obscure glazed inserts with leaded detail into the entrance. There is a ceiling light point, a radiator and a staircase rise to the first floor with wooden banister. A multipaneled timber and glazed door proceeds into the lounge.

## LOUNGE

*Measurements – 15'4" X 13'4"*

As the photography suggests the lounge is a generously proportioned, light and airy reception room which enjoys a great delata of natural light cascading through the double-glazed bank of windows to the front elevation. The window provides a fantastic open aspect view across the valley and there is a ceiling light point, a radiator and the focal point of the room is the inglenook brick fireplace with multifuel cast iron stove set upon a raised tiled hearth. There are multipaneled timber and glazed double doors proceed to the open plan dining kitchen room, a television point and telephone point.





## OPEN PLAN DINING KITCHEN

*Measurements – 16'10" X 11'0"*

The open plan dining kitchen room has double glazed French doors with adjoining double-glazed three-quarter depth windows which proceed directly out to the gardens and the room features high quality flooring, a ceiling light point over the dining area and inset spotlighting over the kitchen. The kitchen features a wide range of fitted wall and base units with high gloss shaker style cupboard fronts to the high and low levels with complimentary work surfaces over which incorporate a one-and-a-half bowl stainless steel sink unit with pull out hose mixer tap. There is space and provisions for a five-ring range cooker with attractive brick effect tiling to the splash areas, a canopy style cooker hood over and the kitchen is well equipped with built in appliances which include an integrated fridge and freezer unit, integral slimline dishwasher and there is space and provisions for an automatic washing machine. The open plan dining kitchen room has a useful understairs pantry, a radiator and soft closing doors and drawers. A cupboard houses the wall mounted combination boiler.







## FIRST FLOOR LANDING

Taking the staircase to the first floor you reach the first-floor landing which has multipaneled doors providing access to three well-proportioned bedrooms and the house bathroom. There is a ceiling light point and a loft hatch that provides access to a useful attic space.

## BEDROOM ONE

*Measurements – 11'0" X 10'0"*

Bedroom one is a light and airy double bedroom which has ample space for free standing furniture. The room enjoys a fabulous open aspect panoramic view across the valley through the double-glazed bank of windows to the front elevation. There is inset spotlighting to the ceiling, a radiator, a multipaneled door leads to the en-suite shower room and a further door encloses a useful walk-in wardrobe over the bulkhead for the stairs.







### **WALK IN WARDROBE**

The walk-in wardrobe features inset spotlighting to the ceiling, a radiator and fitted shelving. The walk-in wardrobe could be furnished with either free standing or fitted furniture.

### **EN-SUITE SHOWER ROOM**

The en-suite shower room features a modern contemporary three-piece suite which comprises a low level w.c. with push button flush, a wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap and a fixed framed shower cubicle with thermostatic shower. There is inset spotlighting to the ceiling, an extractor fan, attractive tiling to the walls and flooring and a chrome ladder style radiator.



### **BEDROOM TWO**

*Measurements – 13'5" X 7'8"*

Bedroom two again is a generously proportioned light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which have a fantastic open aspect view across the playing field and the tree lined backdrop. There is a central ceiling light point, a radiator and a fitted wardrobe.



### **BEDROOM THREE**

*Measurements – 11'0" X 6'4"*

Bedroom three is a generously proportioned single bedroom which has ample space for free standing furniture. There is a radiator, ceiling light point and a double-glazed window to the rear elevation again taking advantage of the open aspect views.



### **HOUSE BATHROOM**

*Measurements – 7'0" X 5'3"*

The house bathroom features a modern contemporary three-piece-suite which comprises low level w.c. with push button flush, a broad pedestal wash hand basin with chrome monobloc mixer tap and a double ended panelled bath with thermostatic shower over. There is a panelled ceiling with inset spotlighting and extractor fan, a chrome ladder style radiator and attractive tiling to the splash areas.





### EXTERNAL FRONT

Externally to the front the property features an enclosed low maintenance front garden which features two lawn areas and a pathway and steps which lead to the front door. There are well stocked flower and shrub beds.

### EXTERNAL REAR

To the side of the property there is a pedestrian and vehicular access shared driveway which leads to a hard standing which provides off street parking. The rear garden is enclosed, and it features an attractive Indian stone flagged patio area ideal for alfresco dining and barbecuing. The rear garden is laid predominantly to lawn with external security lights, an external tap and external double plug points.









## OUTHOUSE

A versatile outbuilding currently houses a hot tub and is a great space for entertaining, this could however be utilised as a garden office.



## **ADDITIONAL INFORMATION**

EPC rating – C  
Property tenure – Freehold  
Local authority – Kirklees  
Council tax band – A

## **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

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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.

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**OFFICE OPENING TIME**  
**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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