

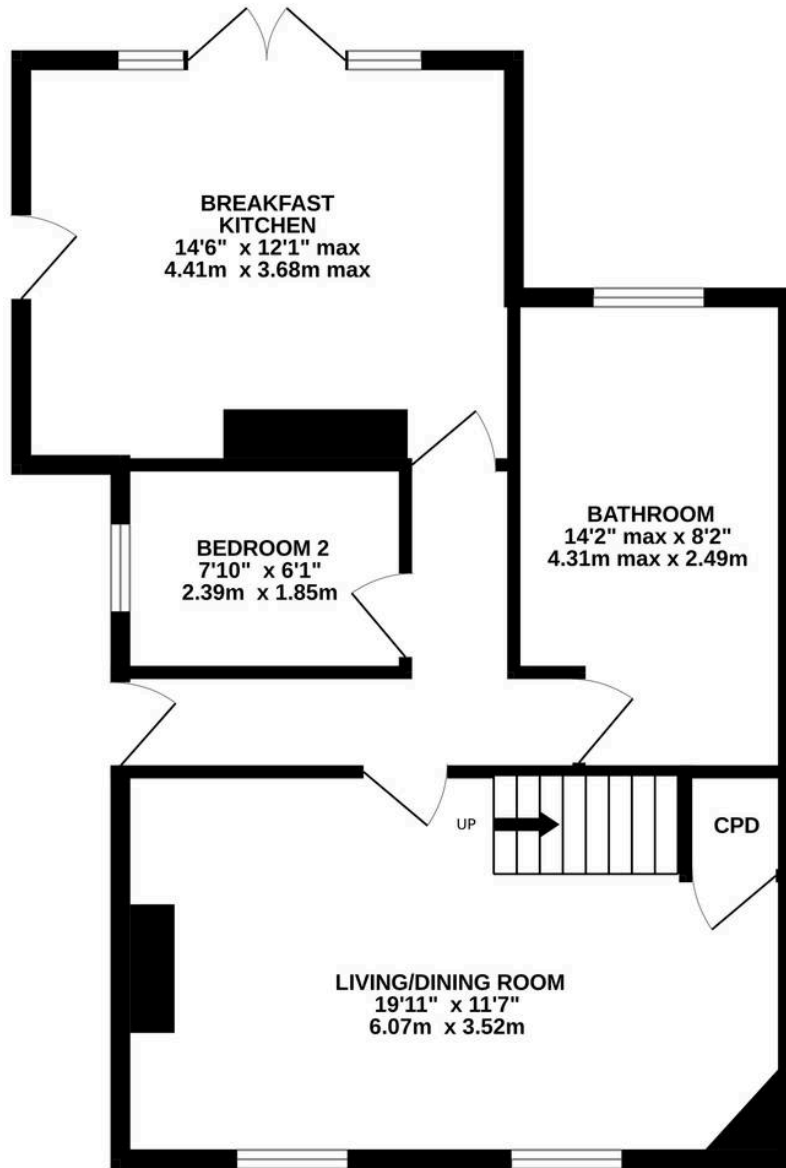


**14 Royds Avenue**

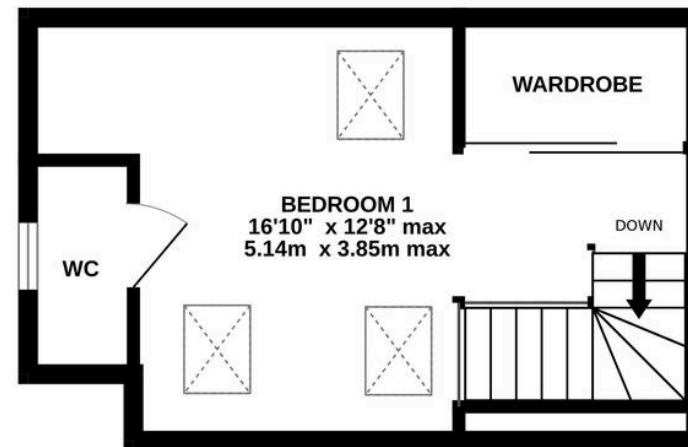
Brighouse, HD6 4EG

Offers in Region of **£320,000**

GROUND FLOOR



1ST FLOOR



ROYDS AVENUE

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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## 14 Royds Avenue

Brighouse, HD6 4EG

A SUPERBLY PRESENTED, TWO BEDROOM, SEMI-DETACHED HOME WHICH HAS BEEN VASTLY IMPROVED BY THE CURRENT VENDOR TO AN EXACTING STANDARD. OCCUPYING A FABULOUS PLOT IN AN ELEVATED POSITION WITH VIEWS TOWARDS LIGHTCLIFFE, BOASTING HIGH SPECIFICATION INTERIOR, IMPRESSIVE BREAKFAST KITCHEN AND TWO OUTBUILDINGS PROVIDING A WORKSHOP AND UTILITY ROOM.

The property briefly comprises breakfast kitchen room, open-plan living/dining room, luxury bathroom and ground floor bedroom. An oak staircase leads to the first floor which houses the principal bedroom with fitted wardrobes and ensuite WC. Externally there is a driveway providing off street parking for multiple vehicles and lawn garden. To the rear is a fantastic plot with lawn garden, vegetable plot, and original Victorian greenhouse. There is a flagged patio and raised decked area and various hard standing for garden sheds. There are two useful and multi-purpose timber outbuildings utilised as a workshop and utility room.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.

- Spacious rear gardens with Victorian greenhouse
- Spacious two-bedroom property

**Simon Blyth**  
ESTATE AGENTS

## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance hall features beautiful oak flooring with matching skirting, inset spotlighting to the ceiling, two radiators, and oak doors providing access to the open-plan living dining room, breakfast kitchen, ground floor bedroom/home office, and the bathroom.

### OPEN-PLAN LIVING DINING ROOM

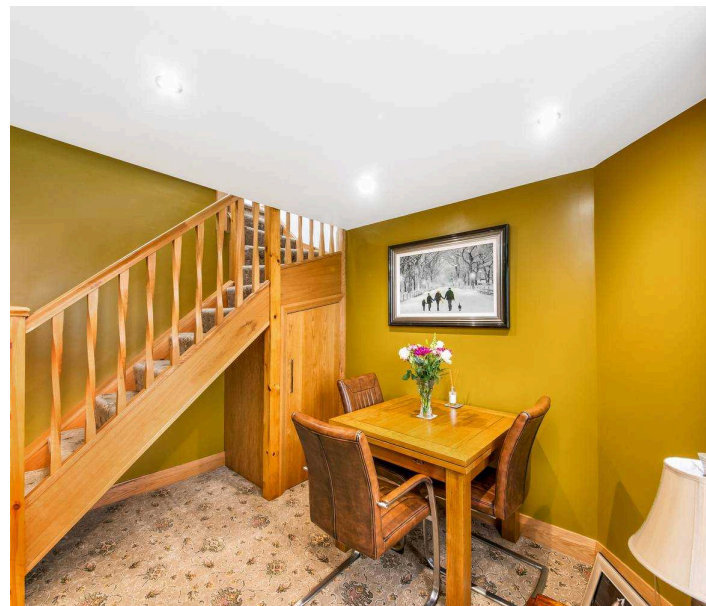
19' 11" x 11' 7" (6.07m x 3.53m)

This generously proportioned, light and airy reception room features two banks of double-glazed windows with oak sills to the front elevation, providing a pleasant open-aspect view across the valley, inset spotlighting to the ceiling, a radiator, oak skirting, a radiator, and an oak staircase with oak handrail and twist spindle balustrade which rises to the first floor and features a useful understairs cupboard. The focal point of the room is the living flame effect gas fireplace with granite inset and hearth and limestone mantle surround.

### GROUND FLOOR BEDROOM / HOME OFFICE

7' 10" x 6' 1" (2.39m x 1.85m)

This space is currently utilised as a home office and features inset spotlighting to the ceiling, a continuation of the beautiful oak flooring, a radiator, and a double-glazed window with oak sill to the side elevation.





## HOUSE BATHROOM

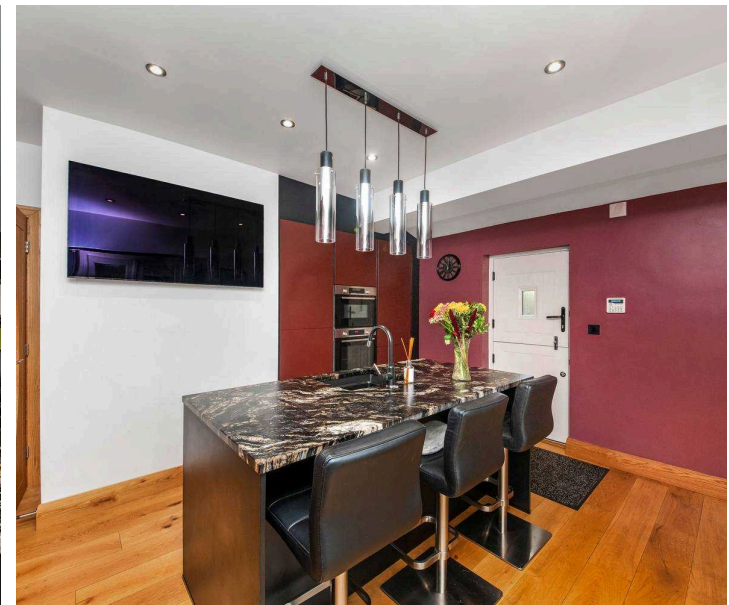
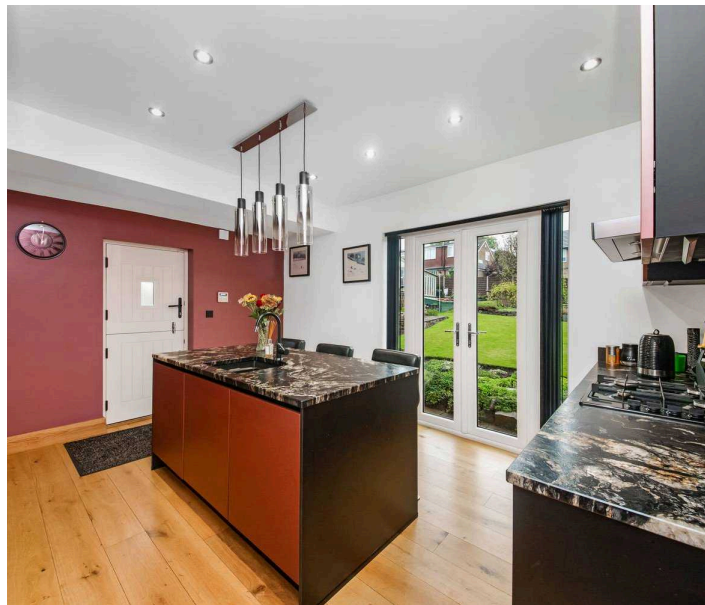
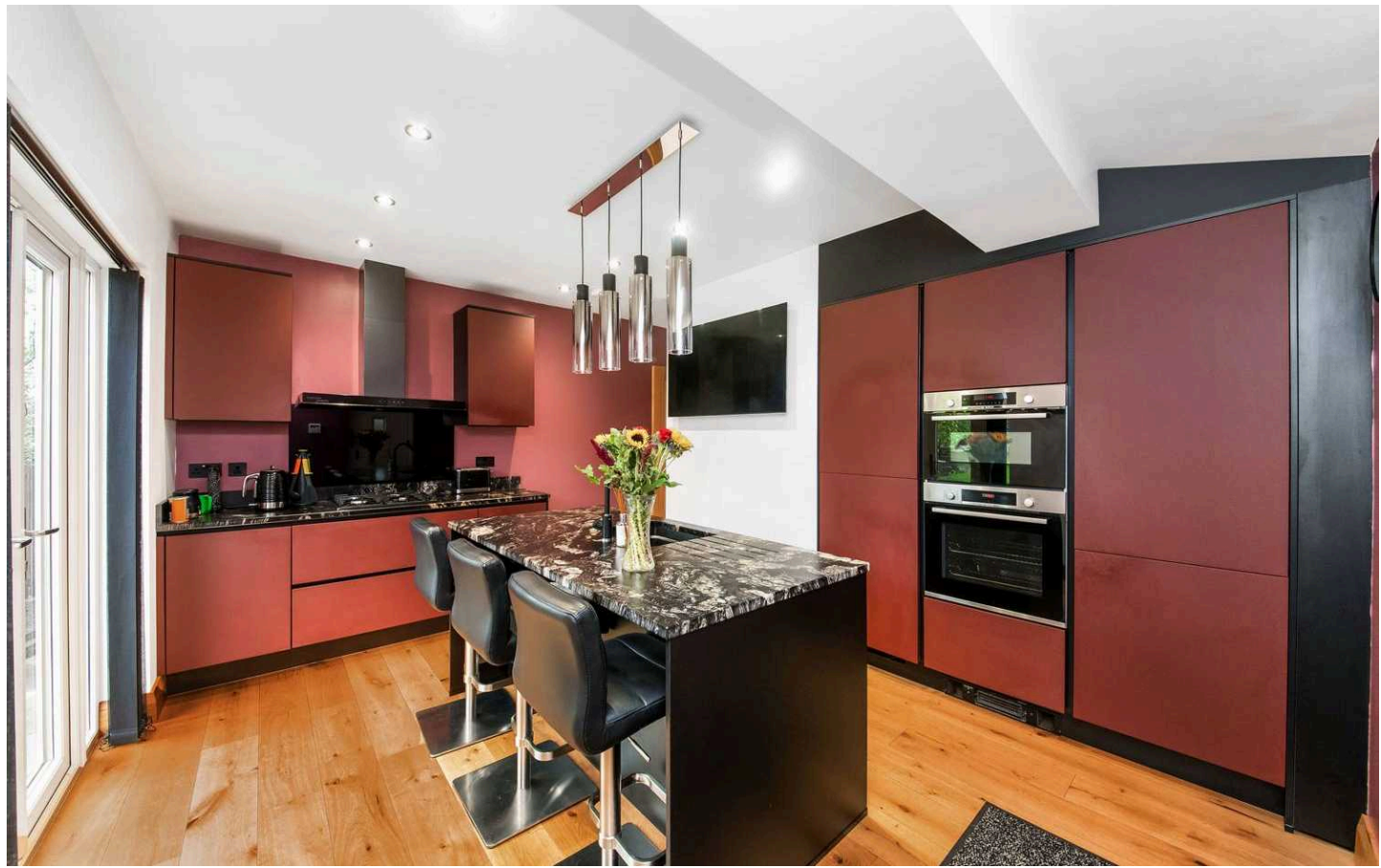
14' 2" x 8' 2" (4.32m x 2.49m)

The house bathroom is sure to impress, featuring a modern four-piece suite comprising a low-level w.c. with push-button flush, a broad wall hung wash hand basin with vanity cupboards beneath and matt black Monobloc mixer tap over, a freestanding double-ended bath with floor-mounted mixer tap and showerhead attachment, and a wet room-style shower with fixed glazed screen and thermostatic rainfall shower head. There is attractive tiled flooring with underfloor heating, matching tiling to the walls and splash areas, and the bathroom features inset spotlighting to the ceiling, a wall mounted ladder-style radiator, a double-glazed window with obscure glass to the side elevation, an LED backlit vanity mirror, and an extractor fan.

## BREAKFAST KITCHEN

14' 6" x 12' 1" (4.42m x 3.68m)

The breakfast kitchen enjoys a great deal of natural light cascading through double-glazed French doors with adjoining three-quarter windows to the rear and the double-glazed, composite, stable-style door with obscure glazed inserts to the side. The oak flooring continues with matching oak skirting, door frame and architraves, and there is inset spotlighting, a light point over the breakfast island, and underfloor heating. The kitchen features a high-quality German kitchen with wall units to the high and low levels with handleless cupboard fronts and complementary granite work surfaces, which incorporate an integrated composite sink unit with mixer tap over and bevelled drainer. There are built-in appliances including a four-ring Bosch hob with ceramic splashback and touch screen Samsung extractor hood over, a Bosch oven, a combination microwave oven, and an integrated fridge freezer unit. There is also LED remote-controlled lighting, a plinth heater, and hard wired television point.





## FIRST FLOOR

### BEDROOM ONE

16' 10" x 12' 8" (5.13m x 3.86m)

Taking the oak staircase from the open-plan living dining room, you reach the first floor, which is a light and airy double bedroom with ample space for freestanding furniture. The room also benefits from a bank of fitted wardrobes inset under the eaves with sliding oak doors. There are three double-glazed skylight windows with integrated blinds, inset spotlighting to the ceiling, a radiator, and an oak door providing access to the en-suite w.c.

### EN-SUITE W.C.

The en-suite w.c. features a modern, white, two-piece suite comprising a low-level w.c. with push-button flush and a broad wash hand basin with vanity drawers beneath, matt black mixer tap over and tiled splashback. There is high-quality LVT flooring, an anthracite ladder-style radiator, inset spotlighting to the ceiling, and a double-glazed window with obscure glass and oak sill to the side elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property features a beautifully manicured lawn with low maintenance flower and shrub beds and an Indian stone flagged patio area which provides a pleasant seating area from which to enjoys views across the valley towards Lightcliffe. There are part-fenced and part-wall boundaries, an external double plug point, and a tandem driveway providing off-street parking for multiple vehicles and leading down the side of the property. There are external security light, an external tap, and an EV point.

### OUTBUILDING - UTILITY

The utility shed benefits from plumbing and provisions for an automatic washing machine with ample space for a tumble dryer. There is lighting and power in situ, as well as fitted base units with work surface over, and ample space for further storage.

### OUTBUILDING - WORKSHOP

The workshop benefits from lighting and power, a fitted work bench, and a bank of single glazed windows to the side elevation.







## REAR EXTERNAL

The property occupies a fabulous and generously proportioned plot with a beautifully maintained lawn garden, featuring well-stocked flower and shrub beds, decorative rockery, and stepping stone pathways meandering past an original Victorian greenhouse which has been lovingly restored by the current vendors. There are various raised planters, further flower and shrub beds, and a hardstanding towards the top of the garden for a shed. Additionally, there is a superb raised decked area which is an ideal space for al fresco dining and barbecuing, and an additional stone flagged patio which benefits from fabulous far-reaching views.





## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **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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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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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 TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



## Simon Blyth Estate Agents

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