Wm Sykes & SON EST. 1866

Offers in the region of

£325,000



Roydsdale, 2 Moorcroft Park Drive, New Mill

Roydsdale is a three-bedroom detached family home owned by the same family for many years. It sits within a generous plot in the popular village of New Mill, which has local amenities and is in the catchment area for highly regarded schools. Also, located one and a half miles from Holmfirth centre with its many and varied amenities, bars and restaurants. Whilst in need of some modernisation, the property offers considerable scope to extend and alter (subject to the necessary approval and works) or simply enjoy the three-bedroom accommodation. The property briefly comprises: entrance porch, entrance hallway, ground floor WC, lounge, dining room, kitchen, rear entrance porch, first floor landing, three bedrooms and bathroom. Attached is a garage which is particularly long and offers tandem style garaging or scope to change the layout. The gardens are generous and wrap around the property, with a high degree of established planting and some impressive local views from the home and garden alike. Offered for sale with no upper chain; early viewing is highly recommended.

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38 Huddersfield Road,
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Accommodation

GROUND FLOOR



Entrance Porch

Access is gained via a double-glazed door and here there is a decorative obscure glazed window to the right as you enter, tiled floor and a part glazed door into the entrance hallway.



Entrance Hall

Stairs rise to the first-floor landing, doors lead off and there is central heating radiator.

WC

Located under the stairs, and comprising a two-piece suite including a low-level flush WC and corner vanity basin with extractor fan.





Lounge 15' 9" x 12' 10" max

The lounge has a living flame effect gas fire set within a stone surround, on a slate raised hearth and back drop. A plinth extends to the left-hand side with recess shelving. The room has a central heating radiator and double-glazed windows provide a dual aspect, both offering a pleasant outlook of the rear garden, over neighbouring rooftops and far-reaching views beyond.





Dining Room **10' 4" x 9' 9"**

The dining room is accessed from the entrance hallway and has a central heating radiator and double-glazed window overlooking the front garden.



Kitchen



Kitchen **11' 10" x 10' 4"**

Comprising units to the high and low level with a stainless-steel sink unit and mixer tap over, plumbing for an automatic washing machine and dishwasher, and gas cooker point. The room has a double-glazed window overlooking the property's rear garden and from here a door opens into the rear entrance porch.



Rear Entrance Porch

Having a double-glazed external access door through to the property's garden and window to the side. There is tiled flooring and a door gives access through to the property's garage.

Garage **28'2" x 9'**

This attached garage is particularly long and could offer a tandem garage for two cars, or potential buyers may consider making alterations to the layout. There is a single up and over door and double-glazed window to the rear.

FIRST FLOOR



Landing
As you climb the stairs, there is a double-glazed window at half height and then onto the first-floor landing where there is the loft access point and doors lead off.



Bedroom 1 **11' 10" x 10' 4"**
This good-sized double bedroom has a central heating radiator and double-glazed window which allows views over the property's garden and beyond.



Bedroom 2



Bedroom 2
12' 10" x 11' 10" max including wardrobes
Another good-sized double bedroom benefiting for built in wardrobes to the right-hand side of the chimney breast and a dual aspect courtesy of the double-glazed windows overlooking the property's rear garden and to the side.





Bedroom 3 **10' 4" x 9' 9" max**
The third bedroom is located to the front, with a double-glazed window and central heating radiator. The room is home to the property's gas fired central heating boiler.



Bathroom **9' 9" x 8' 4" max**

The bathroom comprises a four-piece suite including a low-level flush WC, pedestal hand wash basin, panelled bath and separate shower cubicle. There is tiling in the main to half height and ceiling height around the shower, extractor fan, central heating radiator, obscure double-glazed window and a large bulkhead storage shelf. A built-in cupboard which used to have the property's hot water tank in now simply offers additional storage space.





OUTSIDE







OUTSIDE

The property has a tarmac drive offering off-road parking for vehicles and gives access through to the garage and front door.

The front garden is mainly laid to lawn with established hedging and planting. A path runs down the side of the property, where there is another good sized lawned garden, with a high degree of established planting and high hedging. The path continues to the rear where there is a lawned area, established planting, bushes and hedges and a good-sized paved area where there is a garden shed. There are fence boundaries to the rear and wall to the road side.

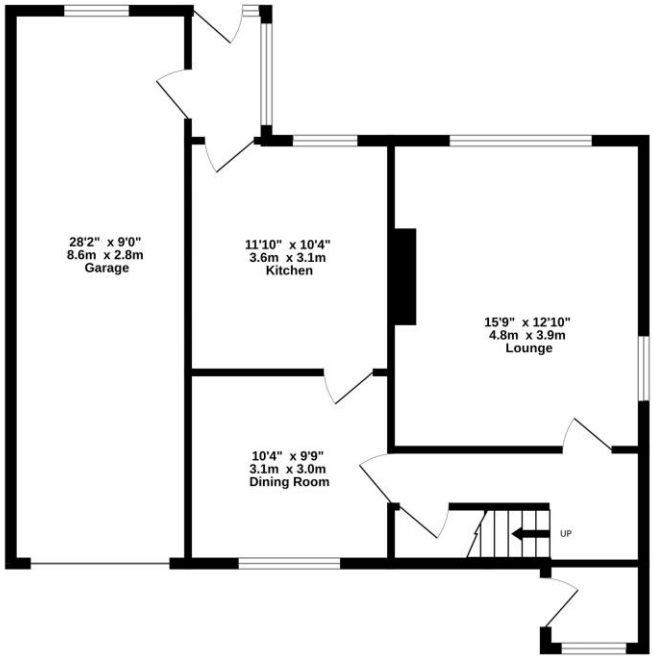
Additional Information
The property is Freehold; Energy rating 63 (Band D); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

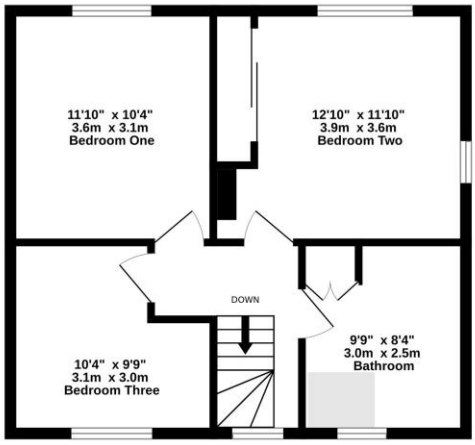
Viewing
By appointment with Wm. Sykes & Son.

Directions
Moorcroft Park Drive is approximately one and a half miles from Holmfirth centre. Following the Holmfirth Road along and down towards New Mill centre Moorcroft Park Drive is on the right. It is a horse shoe shape and therefore can be accessed at two points. If you take the second turning onto Moorcroft Park Drive no. is immediately on the right.

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 sq.m.) approx.

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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Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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