



Royd Mill 77 Luke Lane

Thongsbridge, Holmfirth, HD9 7RZ

A really large three bedroom first floor apartment with both lift and stair access. The property is conveniently located on the edge of Holmfirth just a short walk from the High School and a few moments from the popular Devour restaurant. Available with no vendor chain the property briefly comprises spacious hallway, three bedrooms, master with ensuite and a family bathroom. Huge open plan living/dining room and a separate breakfast kitchen. Private off road parking.
NO VENDOR CHAIN.

O.I.R.O £225,000

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- A VERY SPACIOUS THREE BEDROOM FIRST FLOOR APARTMENT
- HUGE OPEN PLAN LIVING/DINING ROOM WITH SEPARATE BREAKFAST KITCHEN
- KINGSIZE MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- PRIVATE OFF ROAD PARKING AND COMMUNAL VISITOR PARKING
- STAIRCASE AND LIFT ACCESS
- NO VENDOR CHAIN

Entrance

Parking

Bedroom 2

16'3" x 8'7" (4.95mx 2.62m)

Bedroom 3

10'7" x 7'2" (3.23m x 2.18m)

Bathroom

6'11" x 6'7" (2.11m x 2.01m)

Master Bedroom

13'0" x 10'8" (3.96m x 3.25m)

Ensuite

6'7" x 4'10" (2.01m x 1.47m)

Lounge

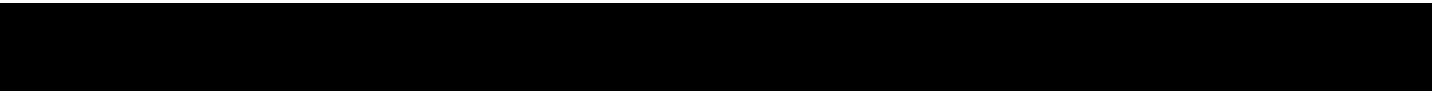
21'7" x 21'2" (6.58m x 6.45m)

Breakfast Kitchen

10'5" x 10'2" (3.18m x 3.10m)

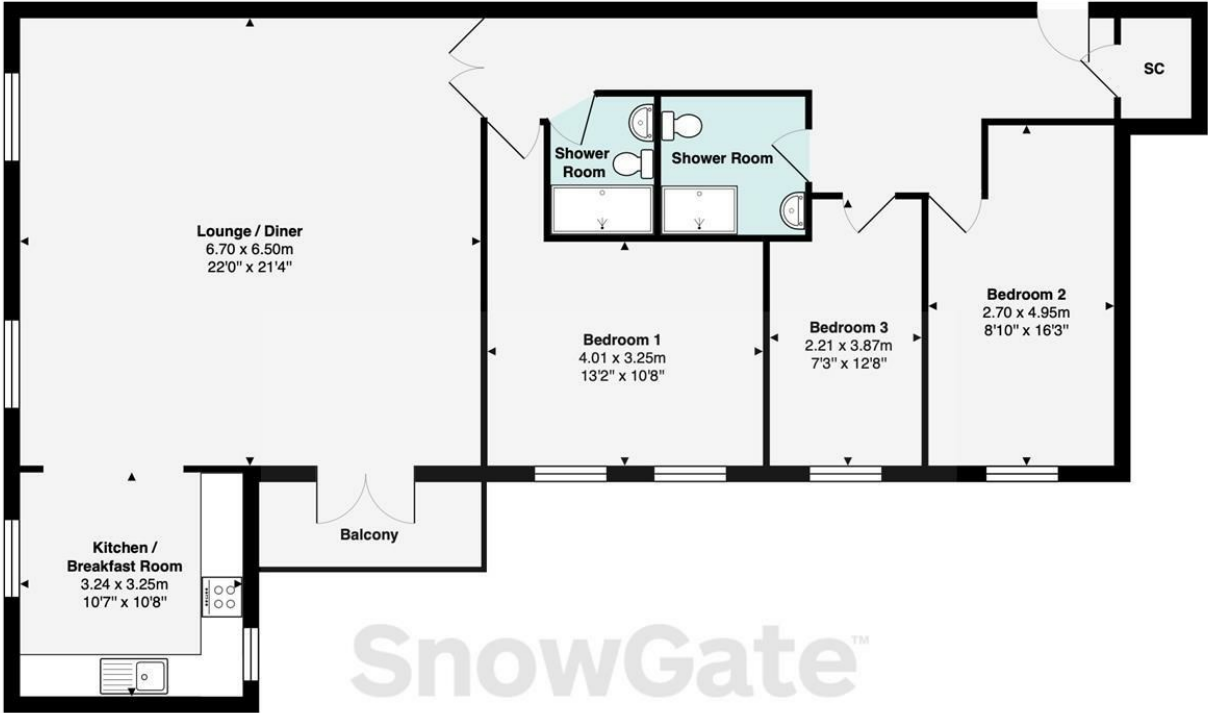


Directions





Floor Plan



Royd Mills, 77, Luke Lane, Thongsbridge, Holmfirth, HD9 7RZ

Total Area: 116.0 m² ... 1248 ft² (excluding balcony)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

