



20 Royd Mount Holmfirth, HD9 2QZ  
£390,000

bramleys

A well-presented three-bedroom semi-detached home, ideally situated in the highly sought-after area of Holmfirth. Beautifully positioned to take full advantage of stunning open views, this property offers a perfect setting for family living.

Conveniently located close to Holmfirth village and well-regarded local schools, the home provides both a peaceful setting and easy access to everyday amenities.

The accommodation benefits from double glazing and central heating throughout, ensuring comfort all year round. Externally, the property features a driveway and garage providing ample off-street parking, along with a generous garden laid predominantly to lawn—ideal for families and outdoor enjoyment.

An excellent opportunity for a family buyer seeking a home in a desirable location with picturesque surroundings.



## GROUND FLOOR:

An external door gives access to the entrance porch.

### Entrance Porch

With a uPVC double glazed window to the front elevation, useful storage cupboards and a central heating radiator. The boiler is also found here.

### Kitchen

12'11" x 10'6" (3.94m x 3.20m)

A modern kitchen which has been recently fitted with a range of shaker style wall, drawer and base units with laminate work surfaces and upstands. There is a stainless steel sink and drainer unit, a central heating radiator and a uPVC double glazed window to the front elevation. Integral appliances include a 5 ring gas hob with extractor hood, a shoulder level oven, dishwasher and space/plumbing for a washing machine.

### Lounge/Dining Area

21'9" x 14'3" (6.63m x 4.34m)

A generous reception room which incorporates a living space, together with a dining area. The room is fitted with a log burning stove, a uPVC double glazed window to the rear elevation and a

central heating radiator. To the dining area there is a central heating radiator, uPVC double glazed window to side elevation, uPVC double glazed French doors leading to the rear garden and stairs leading up to the first floor.

## FIRST FLOOR:

### Landing

Providing access to the loft via a loft hatch.

### Bedroom

11'8" x 10'6" (3.56m x 3.20m)

A spacious double room having a central heating radiator, uPVC double glazed window to the front elevation and access to the en suite shower room.

### En suite Shower Room

Furnished with a 3 piece suit comprising of a low flush WC, pedestal wash hand basin and a shower cubicle with showerhead attachment. There is panelling to the splashbacks, a central heating radiator and uPVC double glazed obscure window to the front elevation.



## Bedroom

12'0" x 10'10" (3.66m x 3.30m)

A spacious room having a useful storage cupboard with shelving, a central heating radiator and uPVC double glazed window to the rear elevation.

## Bedroom

9'4" x 10'8" (2.84m x 3.25m)

Another good sized room having a central heating radiator and uPVC double glazed window to the rear elevation.

## Bathroom

Furnished with a 4 piece suite comprising of a low flush WC, wash hand basin set into a vanity unit, panelled bath and a shower cubicle. There is tiling to the splashbacks, a chrome heated towel rail and a uPVC double glazed obscure window to the front elevation.

## OUTSIDE

To the front of the property there is a paved driveway providing access to the integral garage, a pebbled area and a flagged patio area. A gate provides access to the side, which in turn leads to the rear garden. The rear is laid predominantly to lawn, with two flagged patio seating areas ideal for al-fresco dining, and a hardstanding for a shed.

## Garage

Having an up and over door, lighting and power.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies

or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave

## TENURE:

Freehold

## COUNCIL TAX BAND:

D

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ONLINE CONVEYANCING SERVICES:

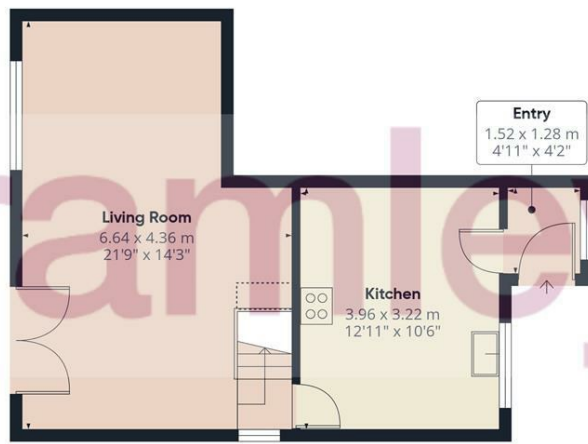
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

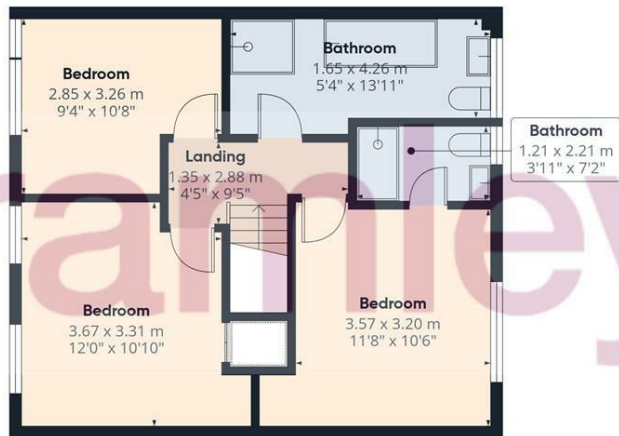
Please call our office to book a viewing on 01484 530361.







Floor 0



Floor 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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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