



## 14 Royds Avenue

Brighouse, HD6 4EG

**£294,000**



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Situated on Royds Avenue in Bailiff Bridge, this exquisite two-bedroom bungalow is a true gem that has been meticulously renovated to the highest standard. Every detail has been thoughtfully considered, with no expense spared in the transformation of this delightful home.

Upon entering, you will be greeted by a warm and inviting reception room that sets the tone for the rest of the property. The new kitchen boasts high-quality fixtures and fittings, making it a perfect space for culinary enthusiasts. The bungalow features a luxurious four-piece bathroom, designed to provide both comfort and style.

The exterior of the property is equally impressive, with large gardens that offer a serene outdoor retreat. A charming Victorian greenhouse adds character and provides an ideal space for gardening enthusiasts, while a convenient storage utility shed ensures that all your outdoor tools and equipment are neatly stored away.

This unique bungalow is a rare find and truly needs to be seen to be fully appreciated. With offroad parking available for multiple vehicles, it combines practicality with elegance, making it an ideal choice for those seeking a peaceful yet stylish living environment. The property is also fully alarmed. Don't miss the opportunity to make this stunning property your new home.

## Entrance Hallway

Leading in from the driveway, the Entrance hall features oak flooring and matching skirting boards, 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.

## Living Room

Overlooking the front of the property, the living room is light and airy with two windows allowing plenty of natural light, and providing a pleasant open-aspect view across the valley. With ceiling spotlights, a radiator, oak skirting, and an oak staircase leading to the first floor, as well as 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. This spacious room provides a dining space as well as room for sofas.

## Kitchen

A stunning kitchen which has been installed as part of recent renovations. Featuring double-glazed French doors which overlook the rear garden, as well as a 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 ceiling spotlighting throughout, 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, features such as handle-less

cupboard fronts and complementary granite work surfaces really make this a stand out space. Additional features include an integrated composite sink unit with mixer tap over and bevelled drainer and 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.

## Bathroom

The breath taking house bathroom is a stand out feature of the home, with a modern four-piece suite comprising a low-level w.c. with push-button flush, a hand basin with vanity cupboards beneath and matt black Monobloc mixer tap.

There is 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. With tiled flooring and 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.

## Downstairs Bedroom / Study

Overlooking the side of the home the room is currently utilised as a home office and features 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.

## Master Bedroom

Accessed from the oak staircase in the open-plan living dining room, this light and airy double bedroom has 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

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.

## Victorian Greenhouse

A large Victorian greenhouse which has been lovingly restored by the current vendors and provides a perfect place for anyone with green fingers to enjoy gardening.

## Utility Shed

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.

## External

The property occupies a generously proportioned plot with a beautifully maintained lawn garden. 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 enjoy views across the valley. There are part-fenced and part-walled boundaries, an external double plug point, and a driveway providing off-street parking for multiple vehicles and leading down the side of the property. There are external security lights, an external tap, and an EV point. To the rear there are well-stocked flower and shrub beds, decorative rockery, and stepping stone pathways meandering past the restored greenhouse. 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.

## Directions

For Satnav please use the postcode HD6 4EG

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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## Road Map



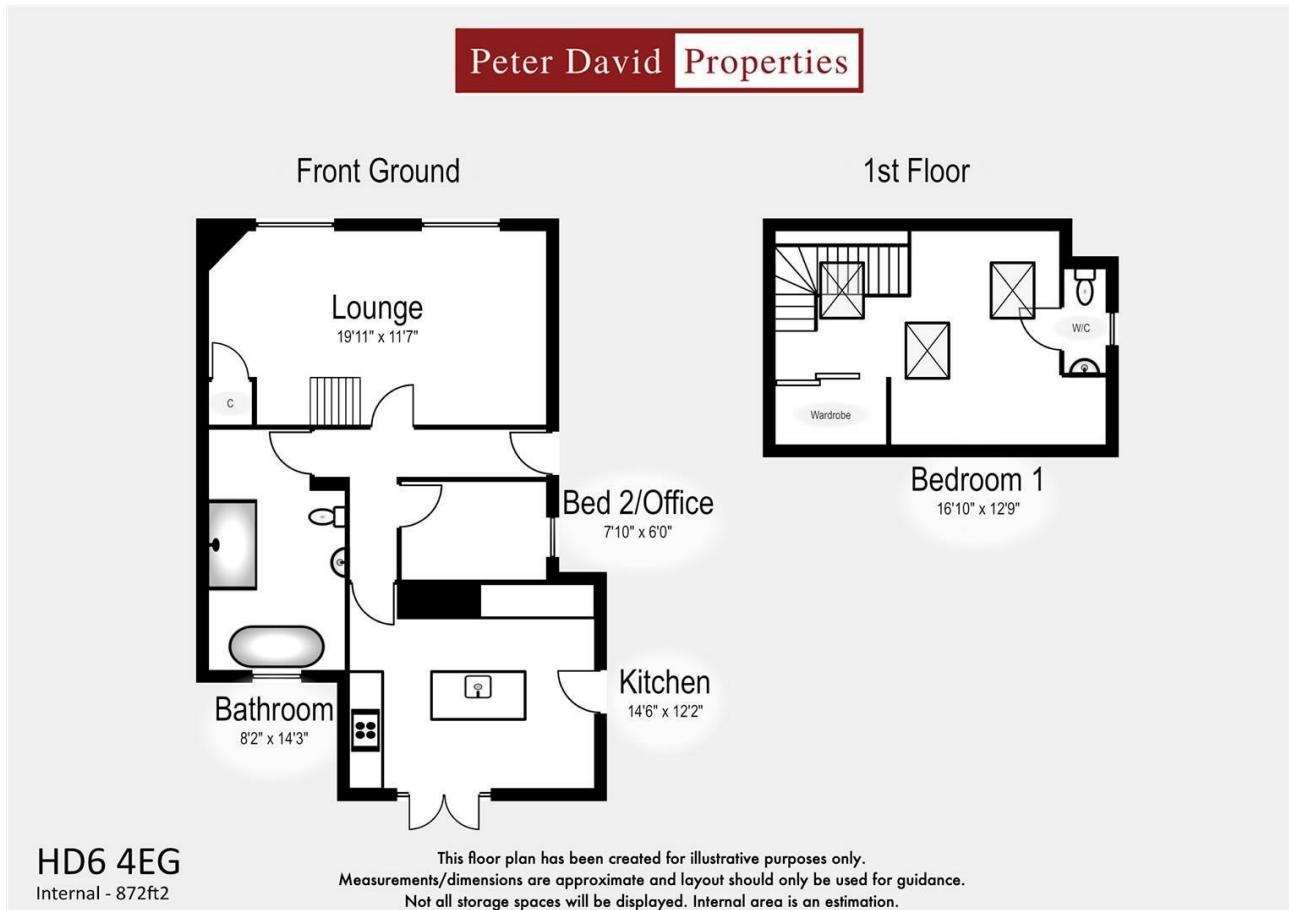
## Hybrid Map



## Terrain Map



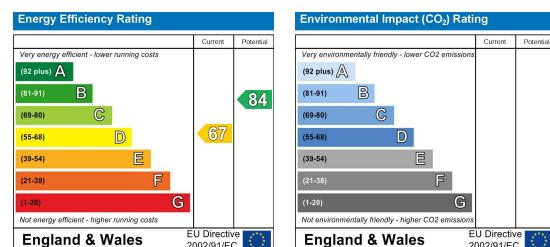
## Floor Plan



## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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