



## Foxroyd House, Royd Lane, Meltham

This unique detached property occupies a rural setting on the outskirts of Meltham, enjoying pleasant views with countryside walks on the doorstep. It is presented to a good standard throughout and benefits from gardens and parking to the rear. The accommodation comprises: entrance hall, lounge, dining kitchen, bedroom 1 and bathroom on the upper floor with a hall, 2 double bedrooms, en-suite shower room, dressing room / office and integral garage on the lower floor. It has the benefit of uPVC double glazed windows, gas central heating and modern fixtures and fittings throughout. Externally there is a paved garden area to the front, and at the rear there is a good sized enclosed garden with parking area.

### Holmfirth

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## Accommodation:

### UPPER FLOOR



#### Entrance Hall

A spacious entrance hall, with composite door and window to the front, built in cloaks cupboard and central heating radiator.

8'4" x 5'4"

#### Lounge

A good sized living room with windows to the front and rear enjoying the views, chimney breast with multifuel stove, wood flooring and central heating radiator.

15'11" x 15'7" (9'7" min)





**Dining Kitchen**



### **Lobby**

With stairs leading down to the lower floor, doors leading to the bedroom and bathroom.



**Dining Kitchen 15'11" x 8'11" (20'10" max)**

A good sized open plan living / dining kitchen which features 3 windows to the rear and a further window to the rear enjoying the views, tiled floor with electric underfloor heating and central heating radiator. The kitchen area is fitted with a good range of modern base units and wall cupboards with laminated worksurfaces, integrated oven, combination oven, fridge freezer, dishwasher, induction hob with extractor over and 1 1/2 bowl sink unit with mixer tap.



**Bedroom 1 15'11" x 10'4"**

A double bedroom with windows to the rear enjoying the views and central heating radiator.



**Bathroom** 7'1" x 5'6"

With modern suite in white comprising low flush wc, vanity washbasin and bath with shower over, obscure glazed window to the front, fully tiled walls and heated towel rail.



**En-suite** 9' x 4'6"

With modern three piece suite in white comprising low flush wc, vanity washbasin and shower enclosure, fully tiled walls, heated towel rail, extractor and inset spotlights to the ceiling.

## LOWER FLOOR



**Rear Hall**

Stairs lead down to the rear hall which has a composite door to the rear garden.



**Bedroom 3** 15'3" x 9' (12' min)

Another double bedroom which extends beneath the stairs, with window to the front and central heating radiator.

**Dressing / Study** 14'4" x 5'11"

A good sized room off bedroom 3 which offers the opportunity to be used as a dressing room or study. With window to the front and central heating radiator.

**Integral Garage** 14'6" x 11'8" (16'8" max)

A large garage with wooden double doors to the front, electric light and power supply, central heating boiler and plumbing for automatic washing machine.



**Bedroom 2** 10'2" x 9'3"

A double bedroom with window to the rear and central heating radiator.



# Foxroyd House, Royd Lane, Meltham, Holmfirth, HD9 4BE

## OUTSIDE



To the front of the house you will find an enclosed stone paved seating area with low wall and fenced surround. This enjoys pleasant views over fields to the front.



### Rear Garden

A gateway from the lane at the side leads to a block paved driveway parking area with access into the garage. Along the remainder of the rear of the house there is a stone paved seating area with lawn and borders beyond. The garden extends at a slightly lower level where there is a further seating areas which is the perfect spot from which to enjoy the views.

## Viewing

By appointment with Wm Sykes & Son.

## Location

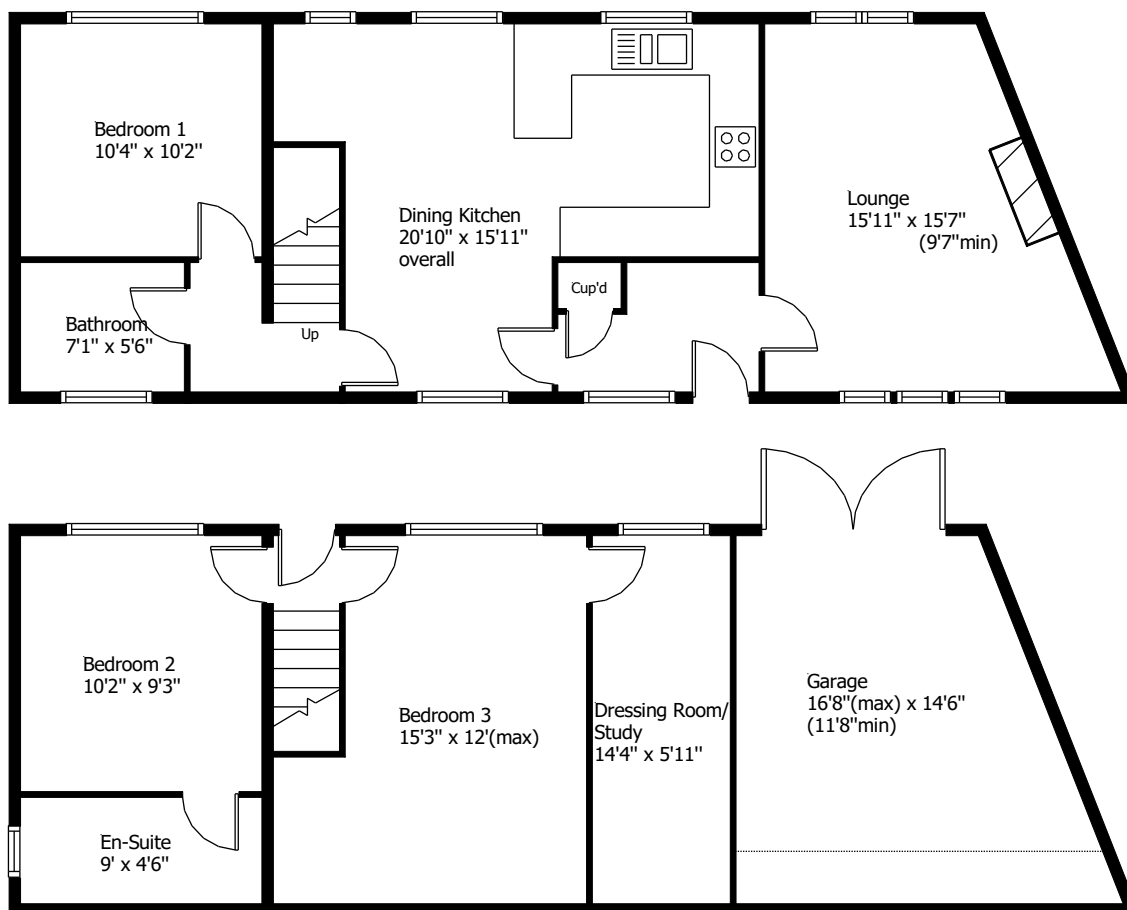
From Huddersfield Head into Meltham on the B6108 Huddersfield Road. At the T-junction in the centre of the village turn left onto Holmfirth Road. Follow this road along passing the School, then down a dip in the road. Turn right here onto Royd Road and then follow this lane up the hill, the property will be found on the right hand side.

## Additional information

The property is Freehold. Energy rating 47 (Band E). Council tax band D.

Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed. Mobile phone coverage is limited.

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This floor plan is for illustrative purposes only and may not be to scale.  
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.  
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