



## Plot 15, Royd Edge Mill, Meltham

We are excited to release the latest phase of houses in this superb new development. There are 3 pairs of semi-detached houses within this phase, offering spacious accommodation set around a pleasant courtyard with rural aspects to enjoy at the rear. Plot 15 will comprise: entrance hall, lounge, living / dining kitchen, downstairs wc, landing, 3 double bedrooms, bathroom and en-suite shower room. The property will be finished to an excellent modern spec with quality fixtures and fittings, uPVC double glazing and gas central heating. Externally, there are 2 parking spaces to the front and landscaped gardens to the rear with paved patio area and lawn beyond.

### Holmfirth

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

### Slaithwaite

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk



### About Royd Edge Mill

The site was originally developed in the 1830's as a mill, drawing upon water from Royd Edge Moor from Thick Hollins Dyke. After falling into disrepair and eventual demolition the site is now to be redeveloped for 30 thoughtfully designed new homes. These range from 2 bedroom apartments to 5 bedroom detached houses and will appeal to a range of buyers from young families to downsizers.

Each property will be built in natural stone by the reputable local JP McDonagh Construction and completed to high standard. Your purchase will come backed with the security of a 10 year structural warranty by Build Zone. They will feature quality fittings throughout. Our kitchens are supplied by local manufacturer and buyers will be able to choose their finish from a specially selected range.

The site sits in a pleasant setting, accessed off Holmfirth Road down a little known lane and adjoins delightful open countryside on the edge of the Peak District National Park. Carry on along the lane and there are wonderful countryside walks to be enjoyed. Also in walking distance you will find Meltham village centre which has a number of independent shops, pubs, restaurants and even its own Brewery Taphouse. Meltham also has a Morrisons supermarket, 2 schools and falls within the catchment area of Honley High School.

Further amenities can also be found in the villages of Holmfirth, Honley and Slaithwaite which are all a short distance away. Slaithwaite (and Marsden, the next stop along the line) have their own railway stations which offer good access links to Manchester and Leeds city centres. Huddersfield is the closest major town, located approximately 7 miles away.

## SPECIFICATIONS

### External Build

- Coursed and tumbled natural stone outer leaf with ashlar details.
- Rivius antique style roof slates.
- Composite entrance doors in Agate grey.
- uPVC double glazed windows in Agate grey (white interiors).
- Patio doors in aluminium.
- Remote controlled sectional garage door in Agate Grey.
- uPVC gutters and rainwater pipes.

### Internal Finish

- Painted spindle balustrading with wooden handrails.
- Painted skirting boards and architraves.
- Off white emulsion to the walls.
- Purchasers' choice from a range of tiling to the bathrooms.
- Purchasers' choice from a range of LVT flooring to the hall, wc and kitchen.
- Purchasers' choice of carpet finish to the lounge, stairs and first floor.

### Heating

- Gas central heating boiler.
- Underfloor heating to the ground floor.
- Traditional radiators to the first floor with thermostatic valves.
- Heated towel rails to the bathrooms and en-suites.

### Electrical

- Intruder alarm system with control pad in the hall.
- White sockets and switches throughout with brushed chrome in the kitchen.
- Mains wired smoke alarm system with battery back up.
- Downlighters to kitchen and bathrooms.
- Electric Vehicle charging point.
- Each property will be fitted with solar panels and buyers will have the opportunity to purchase a battery power store as an optional extra.

### Kitchen

- High quality kitchen from local manufacturer.
- Choice from a specially selected range.
- Solid quartz worksurfaces and upstands.
- Ceramic hob with extractor fan.
- Quooker boiling water tap.
- Wine cooler.
- Integrated Neff oven and combination ovens.
- Integrated fridge freezer.
- Under unit lighting beneath the wall cupboards.

### Bathrooms

- Quality modern bathrooms.
- Vanity units beneath the washbasins.
- Bath with shower over
- Walk in showers to en-suites.
- Choice of tiling. Half tiled walls and tiled floors.
- Shaver points.

### Driveway and Garden

- Tarmac driveways with block edging.
- Turfed gardens to the front and rear.
- Stone paved paths to the front and side and paved rear patio.
- Dry stone wall surrounds to the front.
- Post and rail fencing to the rear gardens.
- Close boarded fences between the houses and gardens and between the houses along the drives.
- External electric socket.
- Outside water point to rear and inside garage.

### Warranty

The property comes with the backing of a 10 year Build-Zone structural warranty as standard for complete piece of mind. The developers also comply with the "Consumer Code for New Homes."

### Please Note

The developers reserve the right to amend the specification during the build where necessary – these particulars are issued as a guide only. Tenure: Freehold.

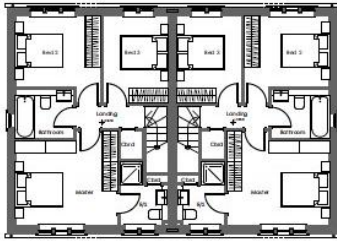
### Floorplan

For illustrative purposes only. Please note that furniture and wardrobes etc are not included within the sale.

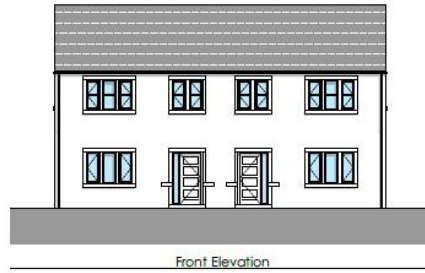


### Location

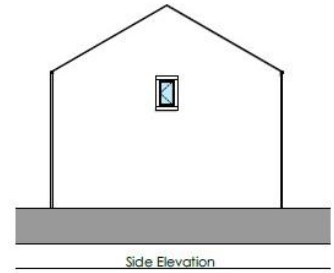
From the Holmfirth take the A635 Greenfield Road to the Ford Public House, then turn right onto Thick Hollins Road. Follow this road right down towards Meltham, round the twisting Coach Road and onto Holmfirth Road. The development will be found down the lane on the left hand side indicated by our For Sale Board.



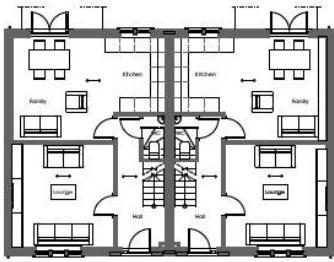
First Floor



Front Elevation



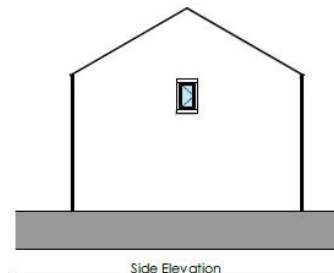
Side Elevation



Ground Floor



Rear Elevation



Side Elevation

## Accommodation

### GROUND FLOOR

|                           |               |
|---------------------------|---------------|
| Hall                      |               |
| Lounge                    | 4.07m x 3.98m |
| WC                        | 1.67m x 0.90m |
| Living / Dining / Kitchen | 4.07m x 6.20m |

### FIRST FLOOR

|           |               |
|-----------|---------------|
| Landing   |               |
| Bedroom 1 | 3.34m x 4.02m |
| En-suite  | 2.50m x 1.90m |
| Bedroom 2 | 2.79m x 3.34m |
| Bedroom 3 | 3.46m x 2.75m |
| Bathroom  | 1.95m x 2.27m |

### Viewing

At this stage, internal viewings of this plot is not possible but the site is accessible at all times via the lane. Other properties on the development can be viewed internally to get an understanding of build standard and specification. We advise all viewers to the site to respect the safety barriers around the site and not enter without being accompanied by a representative of the developers.



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.

**Holmfirth**

38 Huddersfield Road,  
Holmfirth HD9 3JH  
01484 683 543  
holmfirth@wmsykes.co.uk

[wmsykes.co.uk](http://wmsykes.co.uk)

**Slaithwaite**

Britannia Mill, Britannia Road,  
Slaithwaite, Huddersfield HD7 5HE  
01484 847 700  
slaithwaite@wmsykes.co.uk