



Plots 23 & 24 Royd Edge Mill, Meltham

OPEN TO VIEW: Saturday 4th April 10am to 12 noon

Preliminary Notice – reserve now and customise to your own tastes. Plots 23 and 24 are now built and awaiting their internal fit out. They occupy the 2 choice plots on the development with generous rear gardens and views down the valley. The accommodation comprises: entrance hall, lounge, snug / study, living / dining kitchen, utility room, downstairs wc, integral garage, landing, 5 double bedrooms (3 with en-suites and 2 with dressing rooms) and house bathroom. Each property will be finished to an exceptional standard with gas central heating (underfloor heating downstairs), uPVC double glazing and the opportunity to pick kitchen and bathroom fittings from a generous allowance. Externally, there are gardens and parking in front of each house with a large enclosed lawned garden with patio area to the rear.

Holmfirth

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

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 contractors 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 underfloor heating to the ground floor and quality fittings throughout. Our kitchens are supplied by the highly regarded Daval Furniture Ltd, based in Slaithwaite 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 Royd Edge Road and adjoins delightful open countryside on the edge of the Peak District National Park. Carry on Royd Edge Road 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).
- Bi-folding doors in aluminum.
- Remote controlled sectional garage door in Agate Grey.
- Aluminum gutters and uPVC rainwater pipes.

Internal Finish

- Painted spindle balustrading with wooden handrails or wooden handrails with glass panels.
- 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 a range of carpet to the rest of the house.

Heating

- Baxi central heating boiler with 300 litre storage tank.
- Underfloor heating to the ground floor accommodation (excluding garage) with zoned thermostatic controls.
- Traditional radiators to the upper floors with thermostatic valves.
- Heated towel rails to the bathrooms and en-suites.
- Heated electric underfloor heating to en-suite and bathroom.
- Chimney lined and ready for a solid fuel stove.

Electrical

- Intruder alarm system with control pad in the hall and fob entry.
- Brushed chrome sockets and switches throughout.
- 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 Daval Furniture.
- Choice from a specially selected range.
- Solid quartz worksurfaces and upstands.
- Bora self-extracting hob.
- Quooker boiling water tap.
- Integrated Neff oven and combination ovens.
- Integrated fridge freezer.
- Under unit lighting beneath the wall cupboards.
- Matching units in the utility room with laminated worksurfaces, stainless steel sink, plumbing for washing machine and space for drier.

Bathrooms

- Quality modern bathrooms from a range by our supplier Easy Bathrooms.
- Vanity units beneath the washbasins.
- Walk in shower and separate bath in house bathroom.
- 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 rear, landscaped planting to the front.
- Stone paved paths to the front and side and extensive paved rear patio.
- Stone wall surrounds to the front.
- Post and rail fencing to the rear gardens.
- External electric socket.
- Outside water point to rear and inside garage.

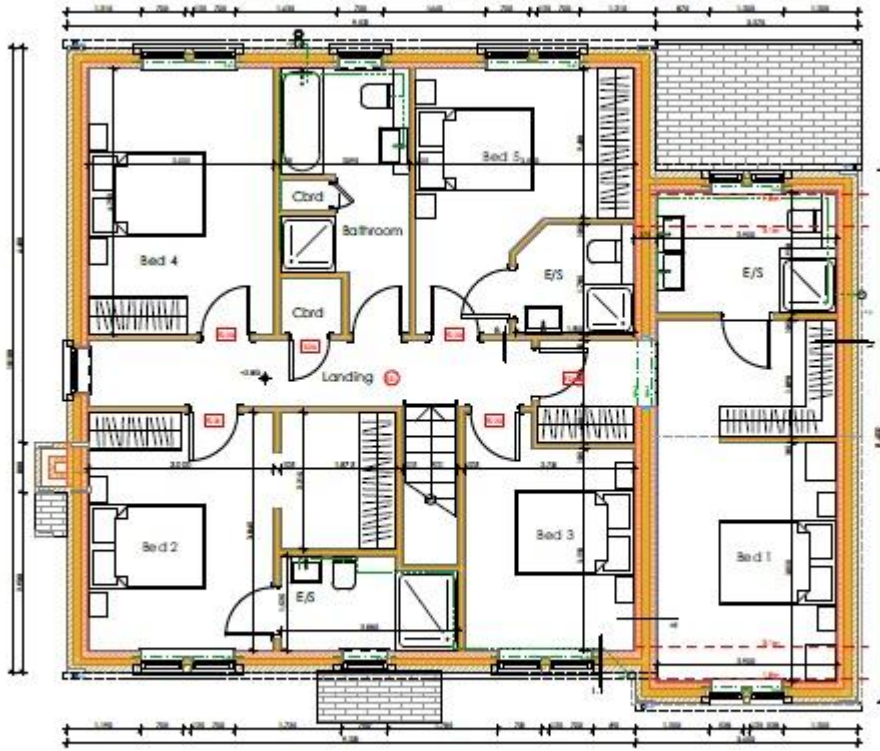
Warranty

Each home on the site comes with the backing of a Build Zone 10 year structural warranty.

Please Note

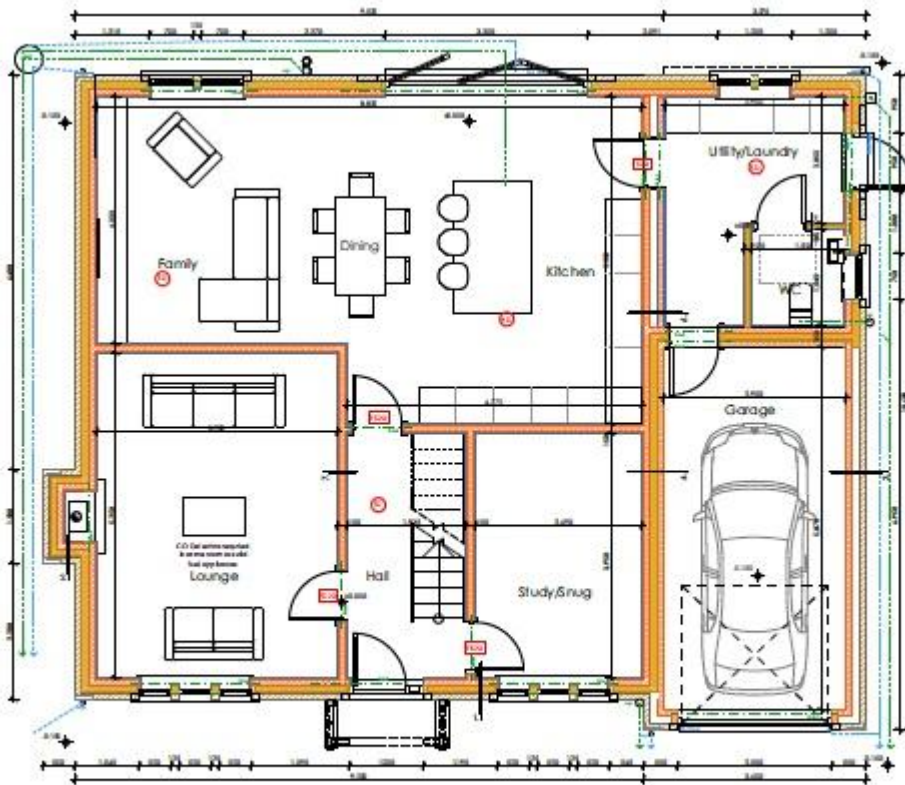
The developers reserve the right to amend the specification during the build where necessary – these particulars are issued as a guide only. Tenure: Freehold.





First Floor

1:50



Ground Floor

1:50

Accommodation:

GROUND FLOOR

Entrance Hall	
Lounge	5.25m x 3.90m
Study / Snug	3.95m x 2.69m
Living Kitchen	8.82m x 4.00m (5.30m)
Utility	3.60m x 2.90m overall
WC	
Garage	5.87m x 2.95m

FIRST FLOOR

Landing	
Bedroom 1	3.85m x 2.90m
Dressing Room	2.90m x 1.89m
En-suite	2.90m x 1.95m
Bedroom 2	3.83m x 3.00m max
Dressing Room	1.87m x 2.21m
En-suite	2.98m x 1.52m
Bedroom 3	3.25m x 2.73m
Bedroom 4	4.29m x 3.00m
Bedroom 5	4.29m x 3.25m overall
En-suite	1.90m x 1.78m
Bathroom	4.29m x 2.09m

Floorplan

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

Viewing

Please be aware that at this stage full internal viewings of the houses is not possible but the site is accessible at all times via the lane. 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.

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.



