Wm Sykes & SON EST. 1866

£599,950



Plot 6, Royd Edge Mill, Meltham

We are pleased to announce the first plot to be released in phase 2 of this impressive new development. Royd Edge Mill sits at the foot of a picturesque valley and enjoys picturesque countryside close by. The accommodation comprises: entrance hall, lounge, study, living / dining kitchen, utility, wc, landing, 5 double bedrooms, house bathroom, 2 en-suites and dressing room. Externally, they will feature gardens to the front and rear and a driveway leading to the integral double garage. Each property will be finished to an excellent modern specification which must be studied to be fully appreciated.

Holmfirth
38 Huddersfield Road,
Holmfirth HD9 3JH
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Slaithwaite
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Slaithwaite, Huddersfield HD7 5HE
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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 underfloor heating to the ground floor and quality fittings throughout. Our kitchens are supplied by the highly regarded Daval, 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 along 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 aluminium.
- Remote controlled sectional garage door in Agate Grey.
- Aluminium 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.

Heating

- 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.

Electrical

- Intruder alarm system with control pad in the hall and fob entry.
- 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.
- 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.
- 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 front and rear.
- Stone paved paths to the front and side and 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

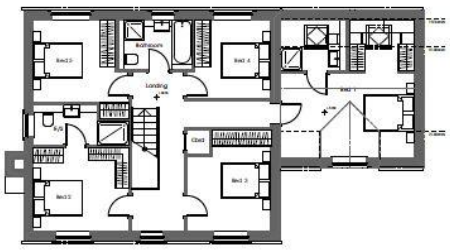
The property comes with the backing of a 10 year Build-Zone structural warranty as standard for complete piece of mind. The developers also comply with the "Consumer Code for New Homes."

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

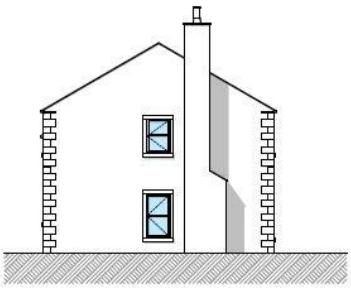
For illustrative purposes only. Please note that furniture and wardrobes etc are not included within the sale.



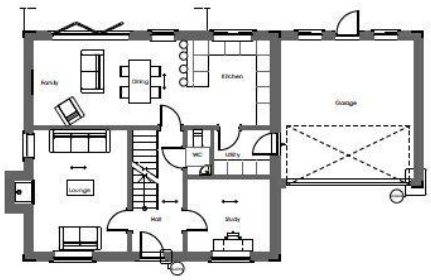
First Floor



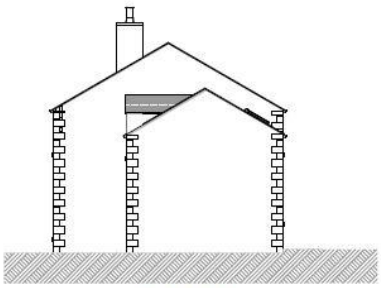
Front Elevation



Side Elevation



Ground Floor



Side Elevation



Rear Elevation

Accommodation

GROUND FLOOR

Hall	
Lounge	3.60m x 4.64m
Study	3.20m x 2.79m
WC	0.90m x 1.75m
Living / Dining / Kitchen	9.06m x 3.25m
Utility	2.20m x 1.75m
Garage	5.12m x 5.30m

FIRST FLOOR

Landing	
Bedroom 1	5.07m x 3.20m
En-suite	2.50m x 1.94m
Walk-in Wardrobe	2.47m x 1.94m
Bedroom 2	3.65m x 3.20m
En-suite	3.65m x 1.50m
Bedroom 3	3.20m x 3.84m
Bedroom 4	2.92m x 3.02m
Bedroom 5	3.15m x 3.14m
Bathroom	2.80m x 1.89m

Plot 6 Royd Edge Mill, Meltham, Holmfirth, HD9 4BD



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.

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.

Additional Information

The property is Freehold. Energy rating and Council tax band TBC. Our online checks show the Full Fibre Broadband (Fibre to the Premises FTTP) is available and that mobile coverage is limited.







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.

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