



Wm Sykes
& SON EST. 1866

PRESTIGE

TRUSTED FOR GENERATIONS





3 ROYD EDGE ROAD

MELTHAM ~ HOLMFIRTH ~ HD9 4FF

OFFERS REGION
£550,000

Offering extensive accommodation over 3 floors, this superb modern detached house must be viewed internally in order to appreciate the size and quality of its finish. It was built for our clients in 2025 and forms part of the redevelopment of Royd Edge Mill – an enviably located development of 30 homes with beautiful countryside walks from the doorstep.

- 3 storey stone built detached house
- Excellent modern specification
- Lounge, dining kitchen, utility and wc
- 4 double bedrooms, 3 en-suites

- Bedroom 5 / Playroom / Office
- Driveway parking to front and store
- Enclosed garden to the rear
- Tenure: Freehold; Energy rating 92 (Band A); Council tax band F

About 3 Royd Edge Road

This superb stone built detached house was constructed in 2025 and sits within an exclusive development, which is scheduled for completion towards the end of 2026. Our clients agreed to purchase the house prior to completion and have customised the finish with great taste to provide an impressive modern home.

The extensive accommodation extends to approximately 1865 square feet and must be viewed to be fully appreciated. It is entered on the ground floor via a composite door into the hall where there is a staircase to the first floor. Off the hall, you will find the lounge with its 2 tall front facing windows and a recessed fireplace with stone hearth. The kitchen is to be found at the rear of the building featuring bi-folding doors to the garden and a superb fitted kitchen by Daval. A small lobby at the rear gives access to the downstairs wc and utility room, with a door leading to the rear garden. The utility room has been created from the rear section of the garage with the remained used for storage.

On the first floor you will find a spacious landing area with access to 3 double bedrooms. Bedroom 2 faces the front of the building and has its own en-suite shower room. The other 2 rooms are served by the superb house bathroom which features a free standing bath and walk in wet room style shower. Bedroom 5 is currently utilised as a play room but could offer a multitude of other uses such as a second sitting room, or office.

The second floor hosts the superb principal bedroom suite with rear facing windows looking out towards the hills that are the backdrop to the site. It features a walk in dressing room and en-suite shower room. Bedroom 3 on this floor is also a double bedroom and has its own en-suite shower room.



The property is presented to a good standard throughout and has the remainder of a 10 year ICW warranty. LVT flooring runs throughout the building, except for the staircases. It has a gas central heating system with 300l hot water storage tank and underfloor heating to the hall, lounge and dining kitchen. The windows are uPVC framed with the bifolding doors being aluminium framed. There are solar panels mounted to the pitched roof with battery storage unit in the utility room.

Externally there is a small garden with dry stone walling to the front and a double width driveway parking area. At the rear is a pleasant enclosed garden with lawn and paved patio areas.





Accommodation

GROUND FLOOR



Entrance Hall

A spacious entrance hall with composite door, LVT flooring and staircase to the first floor with open storage space beneath it.



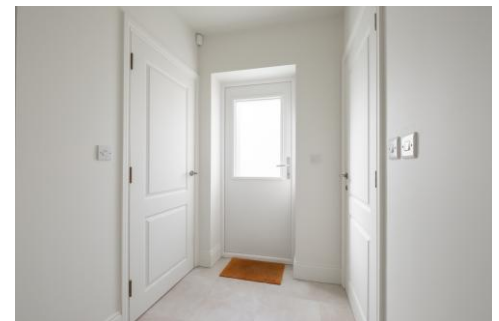
Dining Kitchen 20' x 12'11"

Featuring an excellent range of fitted units with solid quartz worksurfaces and overhanging breakfast bar. There is an integrated double oven, fridge freezer, dishwasher, wine fridge, induction hob with inbuilt extractor, stainless steel sink unit with Quooker boiling water tap. Glazed bifolding doors and a window overlooking the rear garden. The room is finished with LVT flooring and inset spotlights to the ceiling.



Lounge 13'6" x 13'

With 2 tall windows to the front, recessed fireplace with stone hearth and LVT flooring.



Rear Entrance

With LVT flooring and door to the rear.

FIRST FLOOR

Landing

A spacious landing area with window to the front, further stairs to the second floor and central heating radiator.



Bedroom 2 13'5" x 10'8" (13' max)

A double bedroom with 2 windows to the front and central heating radiator.



En-suite 7' x 5'6"

With low flush wc, vanity washbasin and shower enclosure, partly tiled walls, obscure glazed window to the side, extractor and heated towel rail.



Bedroom 4 13'5" x 9'6"

A double bedroom with 2 windows to the rear and central heating radiator.



Downstairs WC 5'8" x 4'8"

With low flush wc, vanity washbasin and obscure glazed window to the rear.

Utility Room 9'7" x 8'4"

With inset spotlights to the ceiling, plumbing for washing machine, extractor and battery for the solar power storage. A door leads through to the store.

Store 11'3" x 9'7"

With remote control sectional shutter door to the front elevation, central heating boiler and hot water storage tank.



Bathroom

9'6" x 6'2"

With low flush wc, wall hung vanity washbasin, free standing bath, walk in wet room style shower, inset spotlights to the ceiling, obscure glazed window to the rear and heated towel rail.



Bedroom 5

14'3" x 9'6"

With velux rooflights to the high part angled ceiling and central heating radiator. Offering the scope for a variety of different uses.

SECOND FLOOR

Landing

With recessed storage cupboard, loft access hatch and spotlights to the ceiling.



Bedroom 1 12'10" x 10'11"

A double bedroom with 2 windows to the rear, part angled ceiling and central heating radiator.



Dressing Room 9'5" x 6'5"

Located off the bedroom, featuring a window to the rear and central heating radiator.



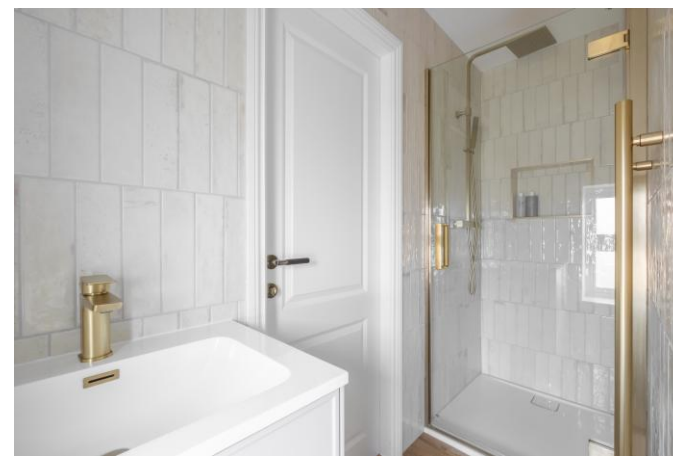
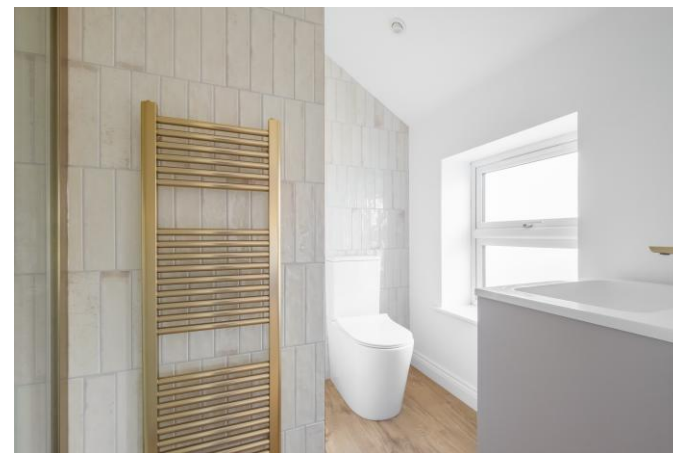
En-suite 7' x 6'

With low flush wc, vanity washbasin and shower enclosure, herringbone style tiling to the 1 wall and the shower area, obscure glazed window to the side, spotlights to the ceiling, extractor and heated towel rail.





Bedroom 3 13'1" x 8'10"
With 2 windows to the front, part angled ceiling and central heating radiator.



En-suite 5'9" x 3'2" (8'9" max)
With low flush wc, vanity washbasin and shower enclosure, obscure glazed window to the front, tiling to 3 walls, inset spotlights to the ceiling, extractor and heated towel rail.

OUTSIDE



Front Garden

To the front of the house is a double width tarmac driveway with block edging and a lawned garden with dry stone wall surround. A path leads to the rear garden.

Rear Garden

An enclosed garden to the rear of the house with lawn and paved patio areas.

Additional Information

The property is Freehold; Energy rating 92 (Band A); Council tax band F.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors with a range of suppliers.

Viewing

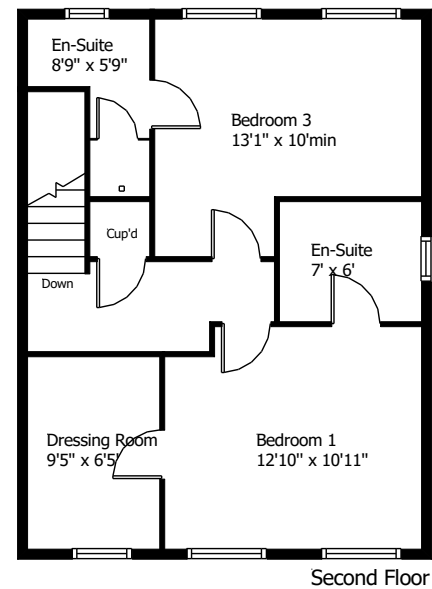
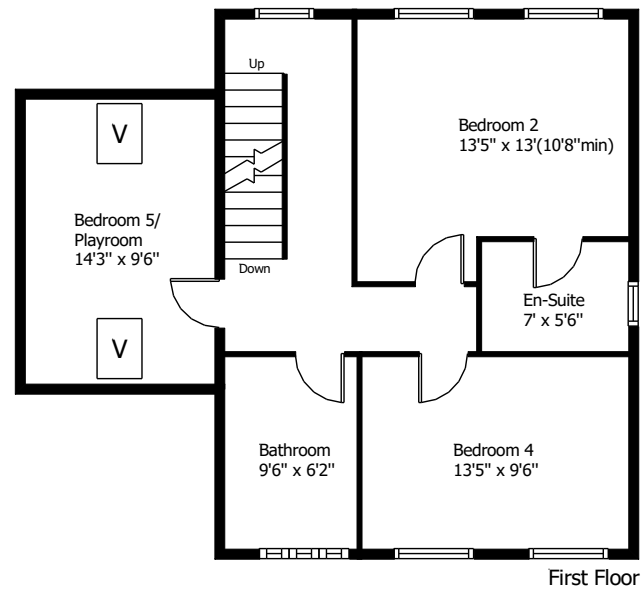
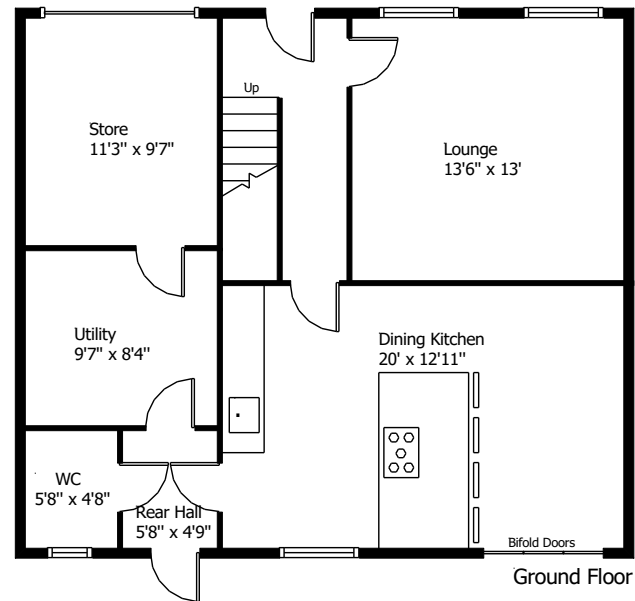
By appointment with Wm Sykes & Son.

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.



3 Royd Edge, Meltham



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P R E S T I G E

