CROWN | ESTATE AGENTS

Royd Moor Lane, Hemsworth



O.I.R.O £460,000

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Set in a peaceful and attractive location, this property offers an appealing escape from the hustle and bustle of everyday life while remaining within easy reach of local amenities and essential services. The tranquil surroundings add to its charm, creating a lovely setting for those seeking a more relaxed lifestyle. With spacious accommodation and beautiful gardens, this home offers plenty of potential for comfortable family living, providing space to relax, entertain and enjoy the outdoors.



- Large Lounge Area with French Doors
- L Shaped Kitchen with Ample Storage
- Convenient Downstairs WC
- Master Bedroom and Third Bedroom with Fitted Wardrobes
- Three Double Bedrooms
- Family Bathroom with Separate Bath and Shower
- Loft Space is Available
- Council Tax Band F
- EPC grade E

Reception Hall
13'1" x 5'8" (4.00 x 1.74)
With glazed door and radiator. Staircase leading to first floor.

Cloakroom
7'3" x 3'8" (2.21 x 1.12)
Low flush WC and pedestal wash hand basin with tiled surround

Lounge
14'0" to 10'5" x 35'5" (4.27 to 3.18 x 10.80)
A long and spacious lounge with bay windows to the sides and rear, sliding patio doors leading to the front of the property. Gas fire with stone fireplace features in the lounge accompanied by three gas central heating radiators. Coved ceiling.

Kitchen
18'6" x 5'10" plus 9'3" x 7'6" (5.64 x 1.78 plus 2.84 x 2.31)
L-Shaped Kitchen with laminate flooring, oak trimmed work surfaces, wall and base units with tiled surround. Extra storage within the larder units and delft rack. A single sink drainer with mixer tap. Appliances to include an integrated fridge and freezer, double built in oven and ceramic hob with canopy extractor fan. Plumbing for a washing machine and dishwasher. Bright kitchen with integrated lighting, French windows with a window over looking the front of the property and a door to the rear of the property leading to the patio area.

Landing
Stairs from entrance hall leading to the first floor landing. Providing access to the loft and storage cupboard.

Master Bedroom
13'7" x 14'1" (4.15 x 4.30)
A spacious double room with fitted wardrobes. Windows overlooking both the front and side of the property. Radiator.

Second Bedroom
11'7" x 10'4" (3.55 x 3.16)
Another double room with window overlooking the side of the property and radiator on the wall.

Third Bedroom
13'7" x 7'6" (4.15 x 2.29)
The third room is another spacious double with the convenience of fitted sliding wardrobes with mirrored doors. Window to the rear of the property and doors leading to the balcony. Radiator.

Bathroom
9'9" x 5'7" (2.982 x 1.71)
The family bathroom comprising of a four-piece suite including low level flush WC, pedestal wash hand basin, oval panelled bath with separate shower cubical and heated towel rail. Two frosted uPVC windows both to side of the property.



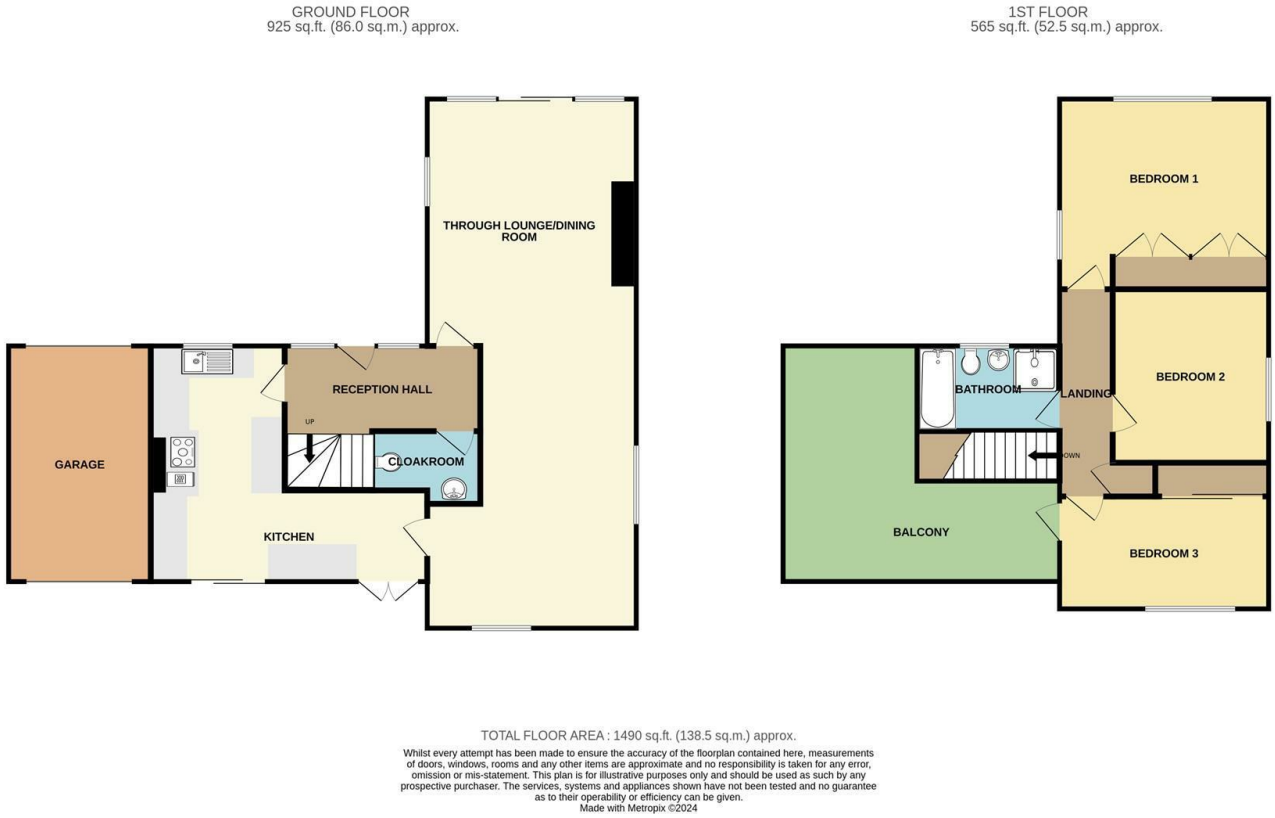




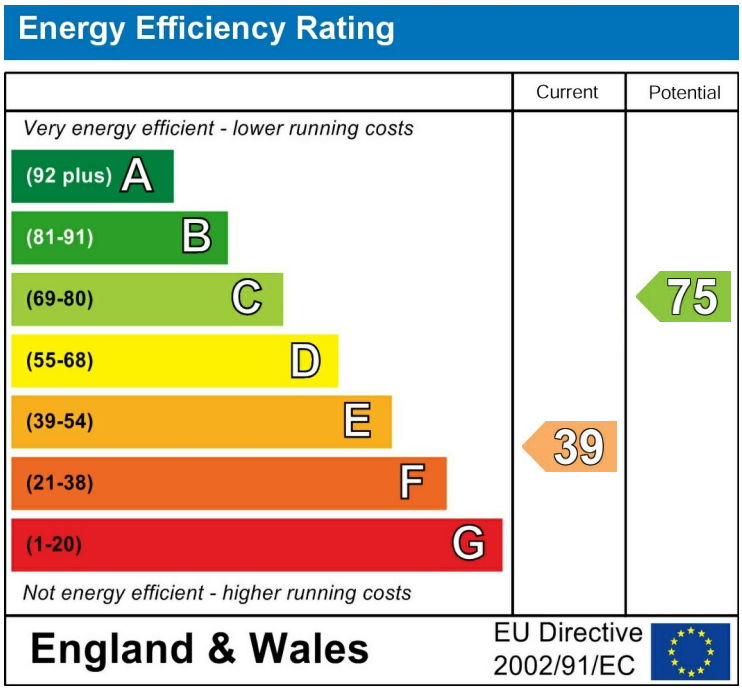



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Floor Plan







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