



Royd Cottage
Royd Moor Lane, Hemsworth, Pontefract

 **Hallmark**
from Richard Kendall

A stunning and spacious four bedroom detached home on a generous plot featuring beautifully finished interiors, breathtaking views and exceptional outdoor entertaining areas, on a quiet road, in a desirable location.

A wonderful large detached family home standing in a large 0.45 acre plot extending towards 2,518 square ft, finished to a lovely standard throughout, tucked away in an idyllic position on the edge of the village enjoying far reaching views.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and expansive detached family home is finished to an impressive standard in an effortless understated style creating a lovely family atmosphere. The house is approached via a driveway with a welcoming porch which provides a lovely sitting area with fine views over the front gardens and fields beyond. Off an inner reception hall there is a formal sitting room to the front which has a feature fireplace that leads through into a garden room that has French doors out to the back garden, and a useful downstairs shower room off to the side. Also accessed from the hall is the spacious dining room. The practical hub of this fantastic family home is the living dining kitchen that has bi-folding doors leading straight out onto the entertaining patio to the rear. The kitchen is fitted to an impressive standard with a separate utility room which leads through into the further office/boot room. To the first floor the principal bedroom takes full advantage of views to the front and rear of the house. Whilst to the rear there are two generously proportioned double bedrooms, both having en suite shower rooms. The fine fourth bedroom is situated at the front of the house next to the family bathroom that is fitted to a high standard. Outside, the property has a sweeping driveway providing ample parking and turning space. The front garden set to a lawned area, surrounded by shrubs and trees. The gardens lie to the rear where it has a broad patio entertaining area with steps up to a large lawned garden surrounded by well stocked shrub borders and ornamental trees with additional sitting areas and a summerhouse.

The property is situated in an enviable location on the fringe of Hemsworth within easy reach of the local shops, schools and recreational facilities. A further range of amenities are available in the nearby town of Ackworth. The house is located within easy reach of the motorway network and railway access to Leeds, Sheffield and London (via Doncaster or Wakefield).





ACCOMMODATION

PORCH

Windows to three sides and a door to the front taking full advantage of the views over the front garden and fields beyond. Stone paved flooring and an original studded wooden front door to the reception hall.

RECEPTION HALL

Window to the front, old school style radiator and stairs to the first floor with useful understairs storage.

SITTING ROOM

Two windows to the front, old school style radiator and feature brick fireplace housing a living flame coal effect gas fire and double doors to garden room.

GARDEN ROOM

French doors to the patio at the rear and contemporary style vertical central heating radiator.

GROUND FLOOR SHOWER ROOM/W.C.

Tiled walls and fitted with a three piece white and chrome suite comprising corner shower cubicle with glazed screens and thermostatic shower, vanity wash basin with cupboards under and low suite w.c. Victorian style heated towel rail and extractor fan.

FORMAL DINING ROOM

Window to the front, old school style radiator, beamed ceiling and karndean flooring. Dining space for 10 persons.

LIVING DINING KITCHEN

Two windows and bi-folding doors taking full advantage of the views over the back garden, as well as an additional external door to the side. To the kitchen area is a lovely range of white fronted wall and base units with solid granite work surface and matching island unit. Inset ceramic Belfast sink unit, a Rangemaster cooker with granite splash back, induction hob and stainless steel cooker hood over. Matching pull out larder style cupboard, integrated dishwasher and an American style side-by-side fridge/freezer. Vertical central heating radiator and door to the boiler room. The adjoining living area has bi-folding doors and a window looking up the garden and leading to the adjoining breakfast area with an additional central heating radiator concealed in a cabinet.

INNER HALLWAY

Leading through into the utility room and office/boot room.

UTILITY ROOM

Space and plumbing for a washing machine and tumble dryer with fitted shelving.

OFFICE/BOOT ROOM

Windows to the front and side, as well as external doors to the front and side. Formerly a garage, this useful additional room has a double central heating radiator and fitted desk and cupboard arrangement.





FIRST FLOOR LANDING

Central landing with old school style radiator and loft access point.

BEDROOM ONE

Dormer window to the front, additional window to the rear overlooking the back garden, two central heating radiators, two fitted wardrobes with cupboards over and additional eaves storage cupboards. Pedestal wash basin.

BEDROOM TWO

Window to the front and Juliet balcony to the rear. Provision for a wall mounted television and old school style central heating radiator.

EN SUITE SHOWER ROOM/W.C.

Fitted in a lovely modern style with a three piece white and chrome suite comprising corner shower cubicle with glazed screen and thermostatic shower, vanity wash basin with drawers under and low suite w.c. Tiled walls, vinyl panelled ceiling, ladder style heated towel rail and extractor fan.

BEDROOM THREE

Window to the side and Juliet balcony to the rear. Old school style radiator and provision for a wall mounted television.

EN SUITE SHOWER ROOM/W.C.

Fitted with a modern white and chrome three piece suite comprising corner shower cubicle with glazed screen and thermostatic shower, vanity wash basin with cupboards under and low suite w.c. Ladder style heated towel rail, tiled walls and vinyl panelled ceiling with extractor fan.

BEDROOM FOUR

Window to the front and central heating radiator.

FAMILY BATHROOM/W.C.

Window to the side, tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with twin head thermostatic shower over and glazed screen, pedestal wash basin and low suite w.c. Victorian style heated towel rail, vinyl panelled ceiling with extractor fan.

OUTSIDE

To the front of the house there is a beautifully kept garden with a shaped lawn with well stocked shrub borders and gated driveway that provides ample off street parking sweeping round in front of the house to create additional parking and turning space. To the rear there is a large garden, laid predominantly to lawn and to the immediate rear of the house is a broad paved patio sitting area, ideal for outside entertaining with rockery above. Proceeding up the garden is a useful wooden storage shed, a pergola with lovely decked dining area, further seating areas and a summerhouse. This garden is particularly well stocked with an abundance of shrubs and ornamental trees. In total, the property stands on a plot that extends to around 0.45 acres.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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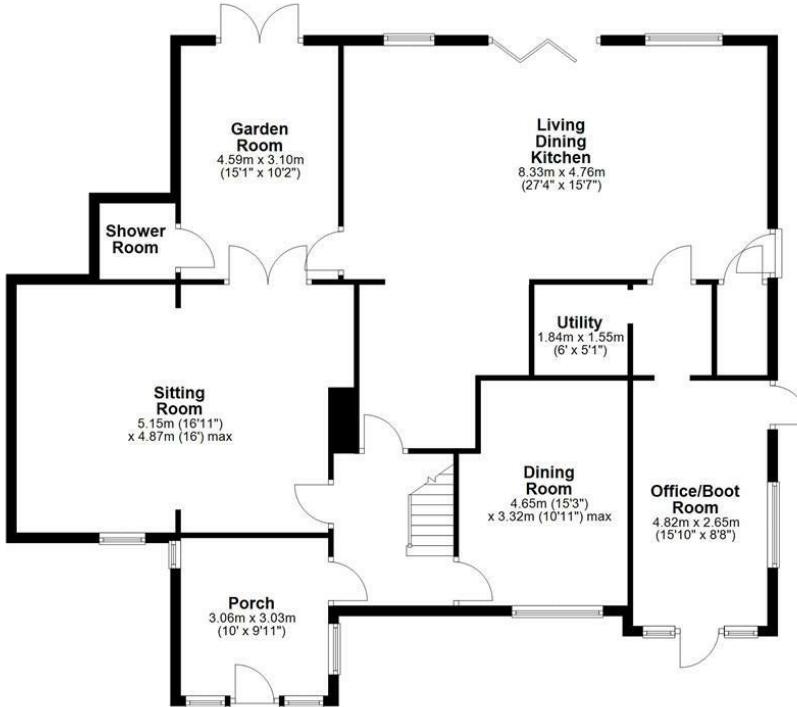
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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