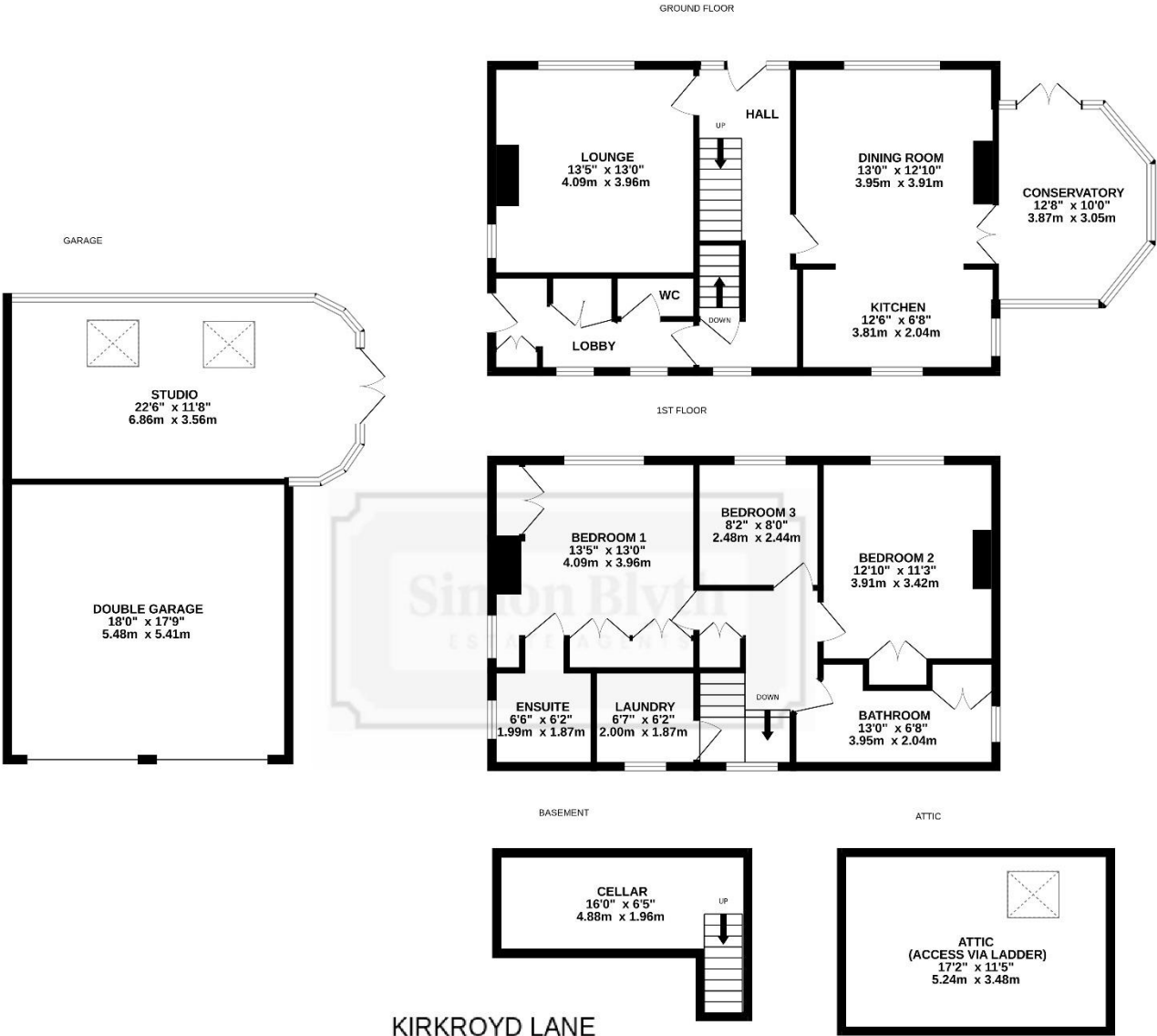


**Simon Blyth**  
ESTATE AGENTS



**ASH ROYD, KIRKROYDS LANE, NEW MILL, HD9 1LS**





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## PROPERTY DESCRIPTION

A BEAUTIFUL, DOUBLE FRONTED, PERIOD, 1930'S DETACHED FAMILY HOME, SET-BACK OFF OF KIRKROYD LANE AND APPROACHED VIA A PRIVATE SHARED DRIVEWAY. IN A LOVELY TUCKED AWAY SETTING, THE PROPERTY BOASTS DETACHED DOUBLE GARAGE WITH LARGE STUDIO WHICH HISTORICALLY HAD AN INDOOR SWIMMING POOL IN SITU. ASH ROYD BENEFITS FROM THREE WELL PROPORTIONED BEDROOMS, OPEN-PLAN DINING-KITCHEN AND A USEFUL BOARDED ATTIC SPACE. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES, IN A GREAT POSITION FOR COMMUTER LINKS AND A SHORT DISTANCE FROM THE NEIGHBOURING VILLAGE OF HOLMFIRTH.

The property accommodation briefly comprises of entrance hall, rear lobby, downstairs w.c., lounge, formal dining room which is open plan to a kitchen and conservatory to the ground floor. To the first floor there is a utility room accessed from the half-landing, three bedrooms and the bathroom with the principal bedroom having ensuite facilities. Externally to the front is a flagged patio and lawn garden, with a driveway accessed off the lane leading to the detached double garage with attached multi-purpose studio/garden office.

EPC: E Council Tax Band: D Tenure: Freehold

**Offers Around £425,000**

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## ENTRANCE HALLWAY

Enter the property through a double-glazed PVC front door with obscure and stained-glass inserts with leaded detailing into the entrance hall. There are adjoining stained glass windows with leaded detailing provided natural light, decorative plate rail and picture rail, decorative dado rail and a staircase rises to the first floor with wooden banister and spindle balustrade. The entrance hall features a ceiling light point as well as inset spotlighting to the ceiling, a radiator and there are multi-panel doors provided access to the lounge, open plan dining kitchen and following through to a rear hallway. There is a obscure glazed window with stained glass and leaded detailing to the rear elevation and a door enclosed the staircase descending to the lower ground floor.



## LOUNGE

*Measurements – 13'5" X 13'0"*

As the photography suggests, the lounge is a generous proportioned light and airy dual aspect reception room which features bank of mullioned windows with obscure and stained-glass inserts with leaded detailing to the front elevation which provide pleasant views onto the gardens and with an additional double-glazed window to the side elevation. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a wall mounted living flame effect gas fireplace.



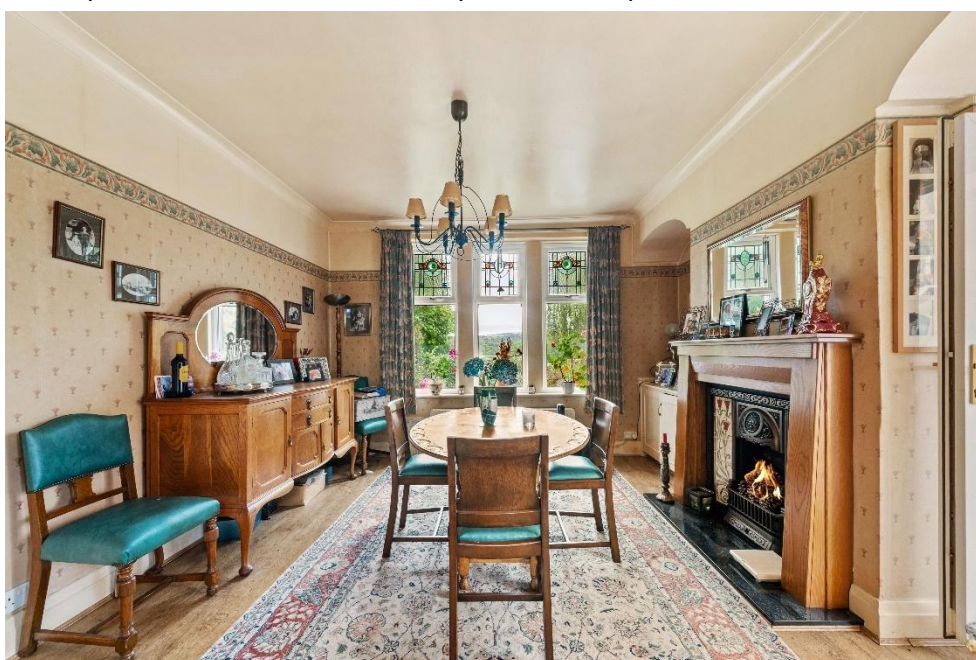


## OPEN PLAN DINING KITCHEN

### DINING AREA

*Measurements – 13'0" X 12'10"*

The dining area features decorative coving to the ceiling, laminate flooring and a central ceiling light point. There is a bank of double-glazed mullioned windows to the front elevation with pleasant views on the gardens and with far reaching views across the valley. There is a arched recess with cupboard beneath providing storage, a radiator, a living flam effect cast iron fireplace with tiled inset, timber mantle surround and set upon a raised granite hearth. There are double glazed French doors to the side elevation leading to the conservatory and a double doorway seamlessly leads into the kitchen area.







## KITCHEN AREA

*Measurements – 12'6" X 6'8"*

The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary tiled work surfaces over which incorporate a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. The kitchen is equipped with built-in appliances including a five-ring gas hob with stainless steel splashback and canopy style cooker hood over. There is a built-in waist level electric double oven, integrated Smeg dishwasher and built-in fridge and freezer units. The kitchen features a plinth heater, under unit lighting and matching tiling to the splash areas. There are dual aspect windows to the rear and side elevations and a panelled ceiling with central ceiling light point.







## CONSERVATORY

Measurements – 12'8" X 10'0"

The conservatory enjoys a wealth of natural light with triple aspect windows to the front, rear and side elevations, double glazed French doors to the front elevation providing access to the front patio, laminate flooring, a radiator, ceiling light point and ample plug points.





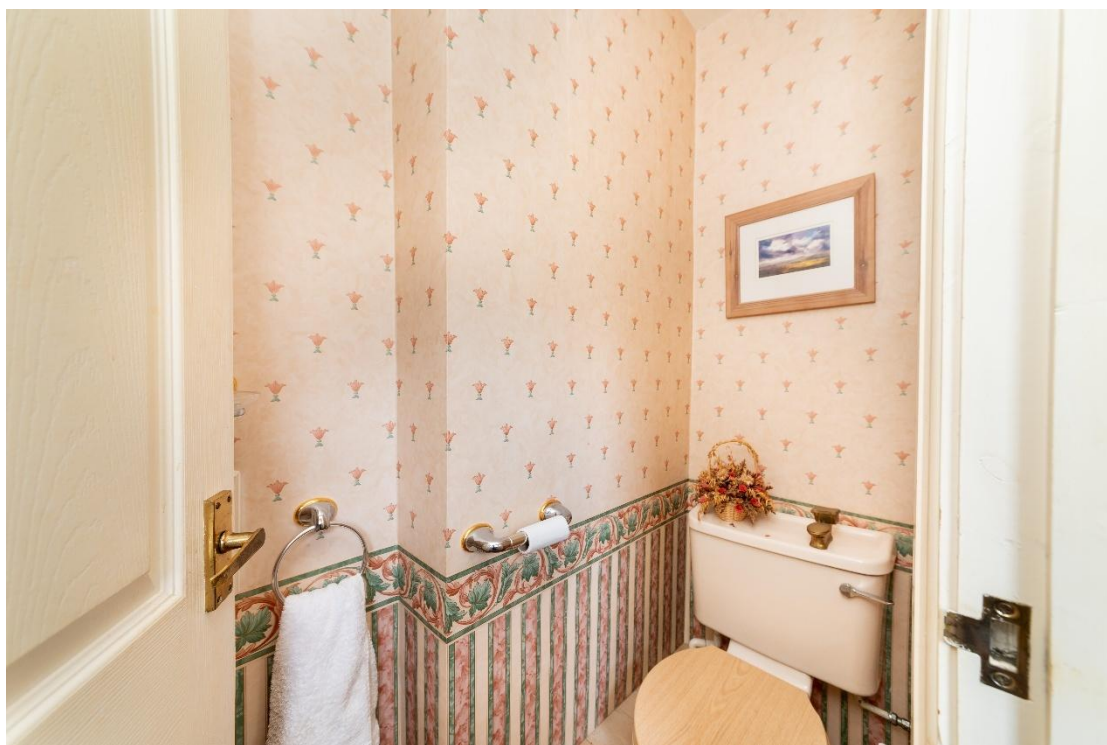
### REAR HALLWAY

The rear hallway/everyday entrance features a double-glazed composite door with obscure glazed inserts from the side elevation providing direct access to and from the driveway. There are two double glazed hardwood windows, both with obscure glazed inserts to the rear elevation, a ceiling light point, radiator, floor to ceiling fitted cloaks cupboards for shoes and coats and a multi-panel door leads to the downstairs w.c.



### DOWNSTAIRS W.C.

The downstairs w.c features a two-piece suite comprising of a low-level w.c and a corner wash hand basin with vanity cupboard beneath and tiled splashback. There is a ceiling light point and an extractor fan.





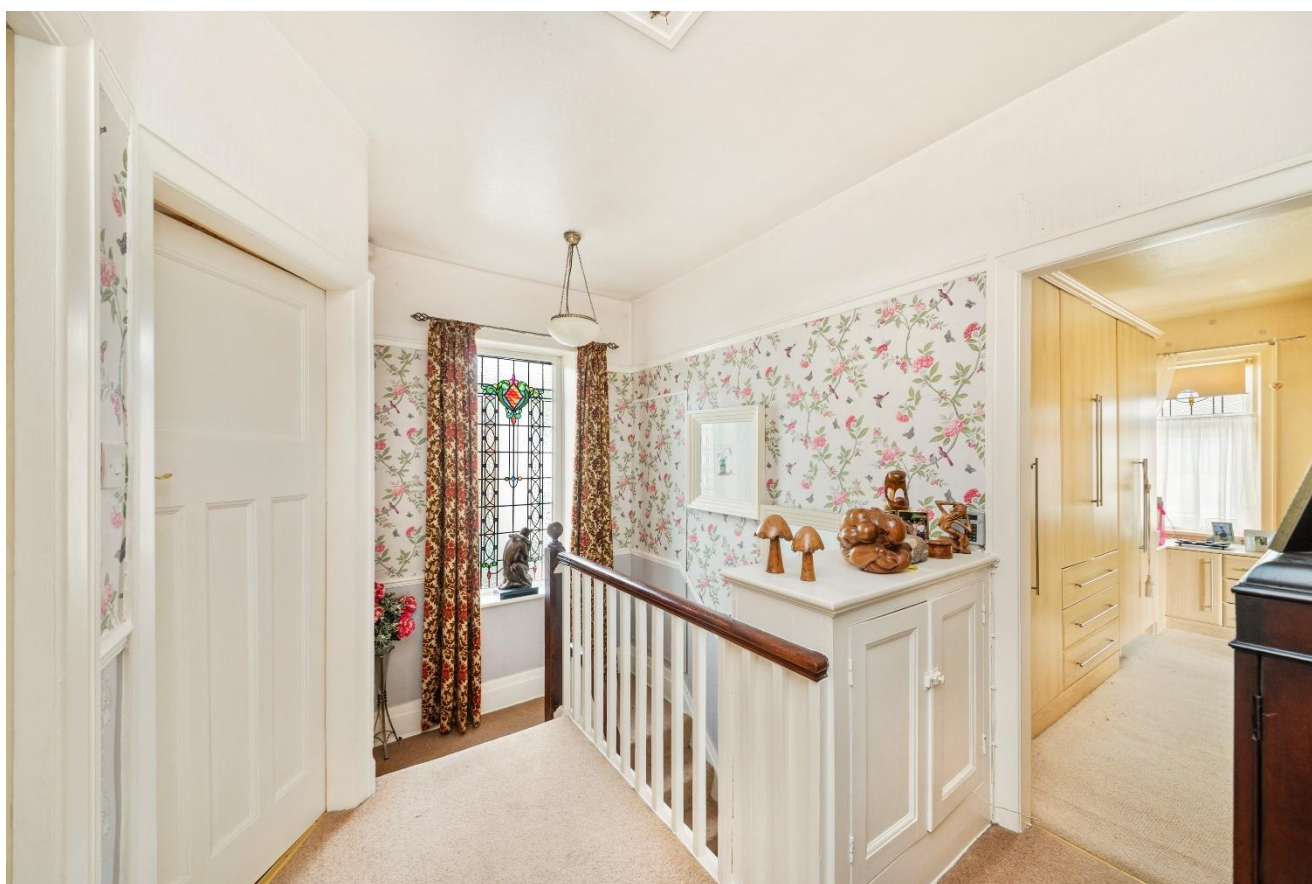
## LOWER GROUND FLOOR CELLAR

*Measurements – 16'0" x 6'5"*

Taking the stone staircase from the rear hallway, you reach the lower ground floor which features timber flooring and wood cladded walls. There is a ceiling light point as well as inset spotlighting to the ceiling, a radiator, plug points and recessed shelving providing a great deal of storage.

## FIRST FLOOR LANDING

Taking the staircase to the first floor, you reach a half landing which features a double-glazed, three-quarter depth window with obscure and stained-glass inserts with leaded detailing to the rear elevation, a further staircase then rises to the main landing area. There is a decorative dado rail, and a hidden door provides access to the utility room.



## BEDROOM ONE

*Measurements – 13'5" X 13'0"*

As the photography suggests, bedroom one is a generous proportioned light and airy double bedroom which features dual aspect windows, both with obscure and stained-glass inserts with leaded detailing with a bank of mullioned windows to the front elevation. There is decorative coving to the ceiling, a ceiling light point, radiator and the room benefits from an array of fitted furniture which includes built-in wardrobe with hanging rails, shelving and cupboard with a matching dressing table and with a concealed door which leads to the ensuite shower room.



## EN-SUITE

*Measurements – 6'6" X 6'2"*

The ensuite shower room features a white four-piece suite comprising of a low-level w.c with push button flush, a Quadrant style shower cubicle with thermostatic shower, a broad pedestal wash hand basin with chrome tower rail and chrome mixer tap and a bidet. There is tiling to the splash areas, a ceiling light point, a chrome ladder style radiator and a window with obscure and stained-glass inserts with leaded detailing to the side elevation.



## BEDROOM TWO

*Measurements – 12'10" X 11'3"*

Bedroom two is a double bedroom which has ample space for free standing furniture. There are exposed timber floorboards, decorative coving to the ceiling, a ceiling light point, radiator and a bank of double-glazed mullioned windows to the front elevation which have pleasant views across the property's gardens and with far reaching views across the valley. Additionally, there are fitted wardrobes which have hanging rails and shelving in situ.



## BEDROOM THREE

*Measurements – 8'2" x 8'0"*

Bedroom three could be utilised as a home office, nursery or single bedroom. There is decorative coving to the ceiling, a central ceiling light point, a radiator and a double-glazed window to the front elevation with pleasant open aspect views.



## ATTIC

*Measurements – 17'2" x 11'5"*

Accessed via a drop-down ladder from the ladder, you reach the attic, which is a useful space for additional storage, it features a double-glazed skylight window to the rear elevation, it is boarded and with lighting and power in situ.

## HOUSE BATHROOM

*Measurements – 13'0" x 6'8"*

The house bathroom features a white three-piece suite comprising of a low level w.c., pedestal wash hand basin and a panelled bath with shower over and glazed shower guard. There is a decorative dado rail with panelling beneath and with tiling to the splash areas. A radiator, decorative coving to the ceiling and a window with obscure glazing to the front elevation. Additionally, there are useful cupboards providing storage for toiletries and towels.





## EXTERNAL

Externally, the property is accessed via a private shared driveway off Kirkroyds Lane. The garden is laid predominantly to lawn with two cobbled patio areas, ideal for alfresco dining and barbequing. There are well stocked flower and shrub beds and stone steps lead to the immediate front of the property where there is a flagged area which sweeps across the front of the property, to the left-hand side leading to the conservatory and to the right-hand side leading to the detached garage with adjoining studio. There is external lighting.









## DRIVEWAY

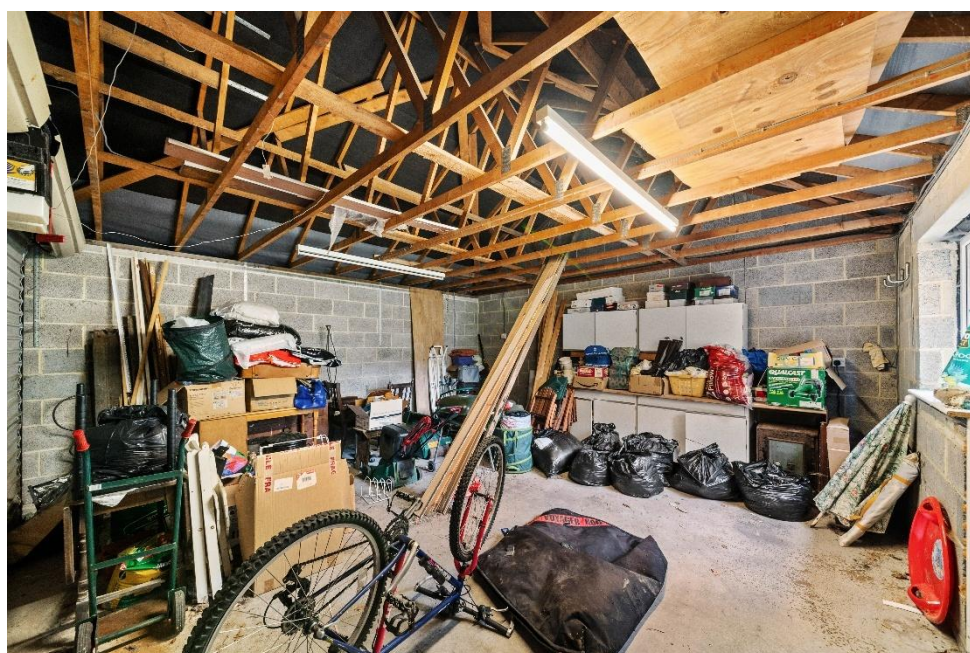
The driveway provides off street parking for multiple vehicles and leads to the detached double garage.



## DETACHED DOUBLE GARAGE

*Measurements – 18'0" x 17'9"*

The double garage features two roller shutter doors, there is lighting and power in situ, a double-glazed window to the side elevation and a pedestrian access door to the side elevation. Additionally, there is ample additional storage available in the rafters and fitted wall and base units at the rear of the garage providing a great deal of storage.

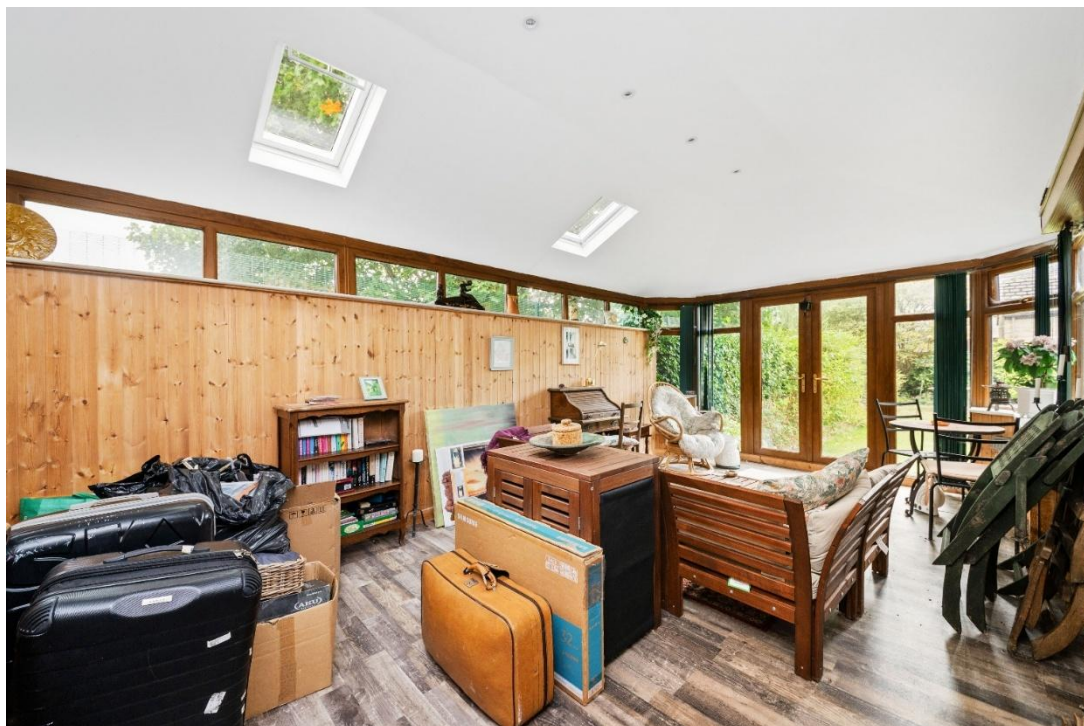




## STUDIO / GARDEN ROOM

Measurements – 22'6" x 11'8"

This versatile building could be utilised for a variety of uses. It is accessed via double glazed French doors from the side elevation with banks of windows to both the front and side elevation with two further double-glazed skylight windows to the rear elevation. There is inset spotlighting to the ceiling, ample plug points and this room historically was a swimming pool and is now being utilised as a versatile garden room.





### **ADDITIONAL INFORMATION**

EPC rating – E

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – D

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:30

Sunday - 11:00 to 16:00

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