

Chapters



23 ROYD CRESCENT HEBDEN BRIDGE

£220,000
FREEHOLD

Chapters are pleased to market this delightful semi-detached home in Mytholmroyd. It offers a perfect blend of modern living and homely comfort. With two well-proportioned bedrooms and an additional attic room, this property is ideal for families, couples, or those seeking a peaceful retreat. As you enter, you are welcomed into a spacious reception room that exudes warmth and character, providing an inviting space for relaxation and social gatherings. The modern fitted kitchen serves as the heart of the home, designed with both style and functionality in mind. Step outside to discover a beautifully decked seating area at the rear, an excellent spot for hosting summer barbecues or simply enjoying a quiet evening under the stars. The outdoor summer house adds an extra touch of charm, offering a versatile space and it is currently being used as a home office. This property is not just a house; it is a home that promises comfort and joy. With its prime location in the picturesque village you will find yourself surrounded by stunning countryside, vibrant local shops, and a welcoming community. This is an opportunity not to be missed for those looking to embrace a delightful lifestyle in a beautiful setting.



• SEMI DETACHED PROPERTY • TWO BEDROOMS PLUS ATTIC ROOM • LIVING ROOM • MODERN FITTED KITCHEN DINER

Entrance

Access via UPVc front door with radiator, staircase to the first floor and door to:

Living Room

Cosy living room with large double glazed window to the front, fireplace housing an electric fire and central heating radiator.

Kitchen Diner

Superb space with the kitchen having matching wall and base units which extends to a breakfast bar. Integrated oven, gas hob with extractor overhead. Microwave, dishwasher, washing machine and wine cooler. Space for a tall standing fridge freezer, double glazed window to the rear, sky light window, inset spot lighting and UPVc access door to the side of the property. The dining area has a further double glazed window to the side, radiator and under stair storage cupboard housing the boiler which was installed in 2024.

First Floor

With double glazed window to the side and spiral staircase to the attic room.

Bedroom One

Double room with double glazed window to the front, radiator and walk in cupboard providing additional storage.

Bedroom Two

Further double room with double glazed window to the rear and radiator.

Shower Room

Comprising WC, wash basin with attached vanity unit and

corner shower cubical. Tall fitted radiator, LED spot lighting and frosted double glazed window.

Second Floor

Attic Room

Currently used as a bedroom but could have multiple uses with spot lighting, exposed beams and velux windows.

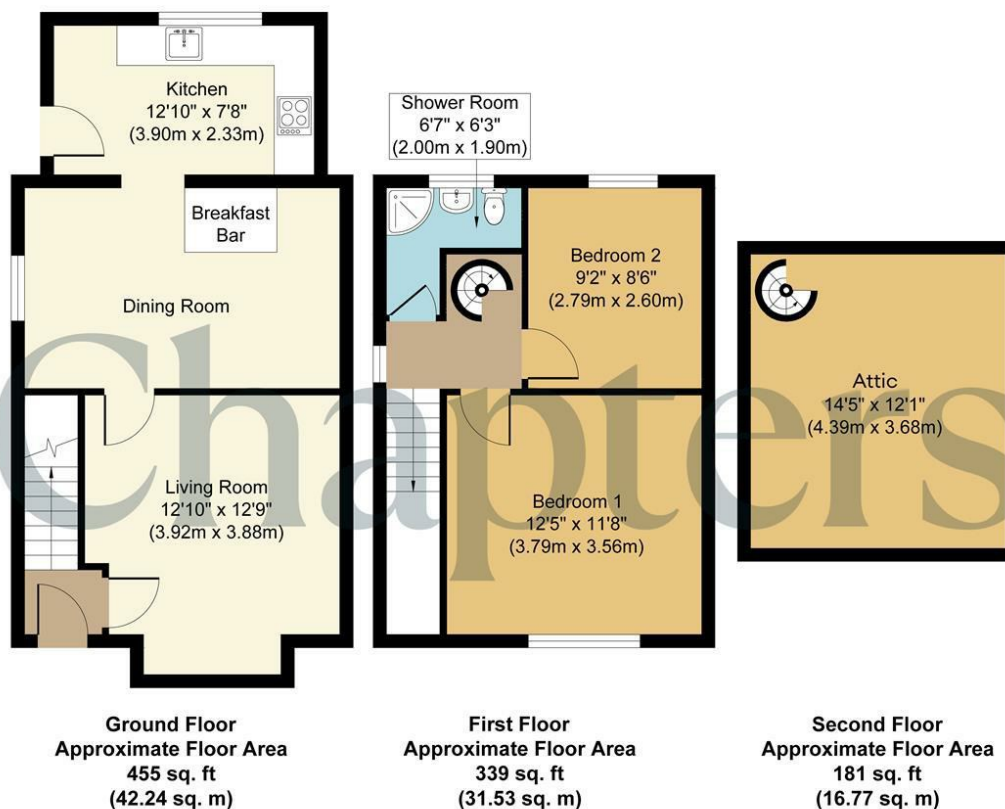
External

The property benefits from a pebbled garden to the front with pathway leading to the front door. Gated access to the side which leads to the rear garden which has a decked terrace providing a great seating area. Outdoor electrics, heater and water tap. Summer house currently being used as a home office has electrics and wifi connection



- HOUSE BATHROOM • DECKED REAR GARDEN • SUMMER HOUSE CURRENTLY USED AS A HOME OFFICE • SOUGHT AFTER LOCATION • WALKING DISTANCE TO SCHOOLS AND AMENITIES





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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