



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Grange Drive
Emley, Huddersfield



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Offers Over £600,000

NESTLED IN A HIGHLY COVETED SEMI-RURAL VILLAGE, THIS GRAND DOUBLE-FRONTED DETACHED HOUSE OFFERS A BLEND OF LUXURY AND COMFORT, COMPLEMENTED BY ITS SUPERB APPOINTMENTS AND CONVENIENT ACCESS TO THE M1 MOTORWAY. THIS IMPRESSIVE AND DISTINCTIVE FAMILY HOME IS A TRUE STANDOUT, FEATURING A BEAUTIFULLY LANDSCAPED GARDEN, A METICULOUSLY BLOCK-PAVED DRIVEWAY, AND A SPACIOUS DOUBLE GARAGE.

Nestled in a highly coveted semi-rural village, this grand double-fronted detached house offers a blend of luxury and comfort, complemented by its superb appointments and convenient access to the M1 motorway. This impressive and distinctive family home is a true standout, featuring a beautifully landscaped garden, a meticulously block-paved driveway, and a spacious double garage.

Designed with both style and functionality in mind, the property has been thoughtfully extended to provide ample living space. Among its many highlights is a large, dining kitchen, perfect for culinary enthusiasts and family gatherings. The house also includes two en-suite bathrooms.



The conservatory invites abundant natural light, creating a serene space for relaxation and enjoyment of the garden views. The spacious through lounge offers a welcoming environment for both everyday living and entertaining guests. Additionally, the versatile family room can easily be adapted to serve as a dining room or study, catering to a variety of lifestyle needs.

The home features five well-proportioned bedrooms, providing ample accommodation for a growing family or guests. A well-appointed family bathroom adds to the convenience and comfort of this splendid residence.

Modern amenities such as gas central heating, double glazing, and a comprehensive alarm system ensure a comfortable and secure living environment. This exceptional property truly merits a personal inspection to fully appreciate its charm, quality, and the lifestyle it offers.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band F

EPC: D

What3Words: dimensions.spirits.geologist

Parking: Double Garage, Driveway

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas , Monitored Hive system

Broadband: Superfast Available

Mobile Coverage: 4G Available - check with your provider

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or

appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



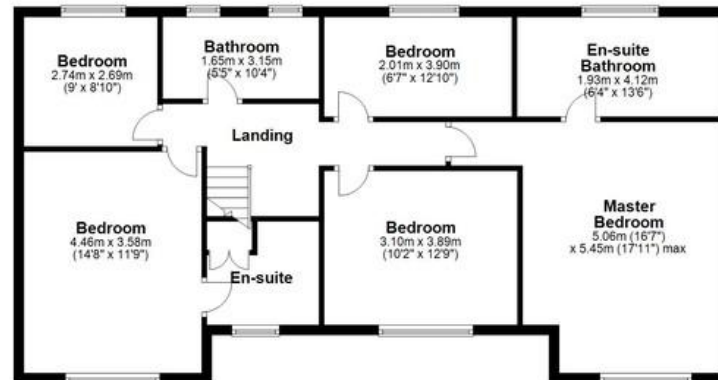
Ground Floor

Approx. 132.4 sq. metres (1425.3 sq. feet)



First Floor

Approx. 93.7 sq. metres (1008.2 sq. feet)



Total area: approx. 226.1 sq. metres (2433.5 sq. feet)



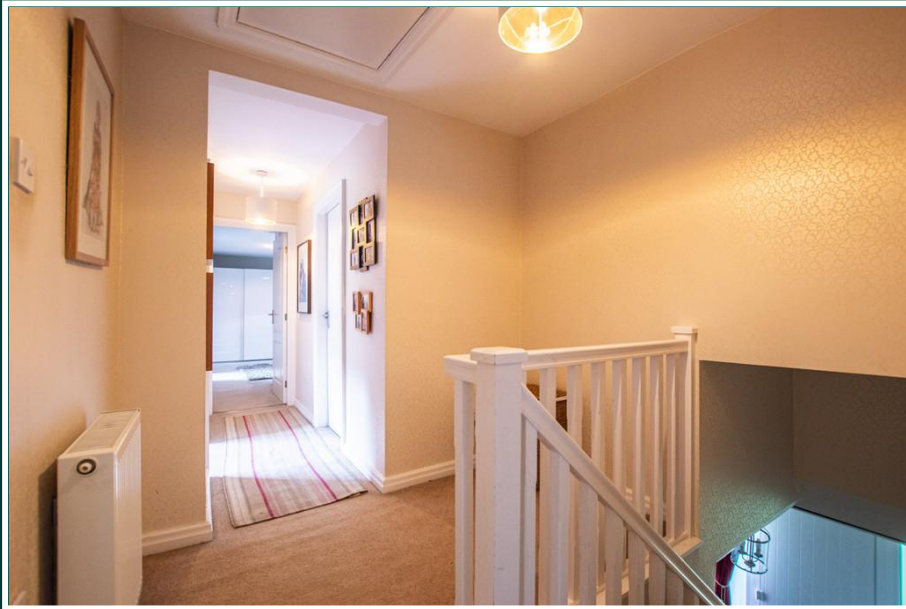


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