



5 Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA
Asking Price £360,000

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This 2/3 bedroom, stone built, detached bungalow occupies an enviable position in the popular village of Emley. Offering versatile accommodation, there is a first floor occasional room which is currently used as a bedroom and offers excellent potential for further development.

Enjoying a sweeping driveway, together with well manicured lawns to the front and rear, the garden creates a wonderful haven for the green fingered enthusiast and attracts an array of local wildlife.

Having been owned by the current vendor for nearly 20 years, the property has been well maintained throughout and now provides flexible living accommodation which could appeal to young families or downsizers alike.

Located in the sought after village of Emley, which is ideal for access to Huddersfield town centre, local schooling, amenities and the M1 motorway network at Bretton.

The property provides accommodation which briefly comprises:- entrance hall, lounge, snug, kitchen, dining room, rear porch, garage, 2 bedrooms and shower room. To the first floor there is an occasional room with en suite WC which is accessed via a space saver staircase.

Energy Rating: D





GROUND FLOOR:

Enter the property through a timber external door into:-

Entrance Hall

With a useful storage cupboard.

Lounge

12'11" x 13'10" max (3.94m x 4.22m max)

A bright and airy reception room which has a timber framed, bay window to the front elevation and coal effect gas fire which creates the main focal point of the room. There is also a central heating radiator and an additional timber framed, double glazed window to the side elevation.

Bedroom 1

14'9" x 10'9" (4.50m x 3.28m)

Enjoying a pleasant aspect overlooking the garden via a timber framed, double glazed window. This room also has a central heating radiator.

Bedroom 2

8'11" x 8'0" (2.72m x 2.44m)

Located to the front of the property, this room is fitted with a timber framed, double glazed window to the front elevation and a central heating radiator.

Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and a double shower cubicle with electric shower. There is a timber framed, double glazed window to the side elevation and a heated towel rail.

Snug

7'6" x 11'8" (2.29m x 3.56m)

Being open to the kitchen and enjoying a peaceful aspect overlooking the garden. This room is fitted with a timber framed, double glazed bay window, central heating radiator and space saver staircase which elevates to the first floor.

Kitchen

13'1" x 8'11" (3.99m x 2.72m)

Fitted with a range of matching wall, drawer and base units with laminate work surfaces, tiled splashbacks, an inset stainless steel sink with drainer and monobloc mixer tap, a double electric oven, 4 ring electric hob and overhead extractor. There is also a timber framed, double glazed window to the side elevation and door leading through to the dining room.

Dining Room

6'9" x 14'6" max (2.06m x 4.42m max)

An excellent addition to this already spacious property. Enjoying a pleasant aspect across the garden via timber framed, double glazed windows. A door provides access to the garage and a further door leads into the rear porch.

Rear Porch

With door leading out to the rear garden.

Garage

Internally accessed from the dining room, with double timber doors to the front elevation and window to the side. The garage is also fitted with a central heating radiator.

FIRST FLOOR:

Landing

Occasional Room

28'1" max x 8'10" (8.56m max x 2.69m)

We believe this room forms part of the original fabric of the bungalow, however is currently accessed via a space saver staircase. With dual aspect, timber framed, double glazed windows to both sides and 2 central heating radiators. There are built-in store cupboards and access to the en suite WC.

En suite WC

Furnished with a low flush WC, pedestal wash basin, central heating radiator and timber framed, double glazed window to the side elevation.

OUTSIDE:

To the front there is a tarmac sweeping driveway which provides off road parking for multiple vehicles and leads to the garage. Adjacent to this is a dry stone wall boundary with garden and mature shrubs. To the rear there is a paved patio seating area and a well manicured lawned garden, which are bordered by roses and fruit trees (plum, pear and apple).

PLEASE NOTE:

The current vendor informs us that the property previously had a full staircase to the first floor, this was removed due to the previous owners mobility issues over 20 years ago. Therefore a prospective purchaser could potentially reconfigure the ground floor to create a full sized staircase again and partition the first floor room back into 2 bedrooms.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed to the Waterloo traffic lights and continue ahead. Proceed through Lepton signpost for Emley and bear right onto Paul Lane. Proceed along to the crossroads turning left on to Windmill Hill Lane and the property will be found on the left hand side clearly identified by a Bramleys for sale board.



TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

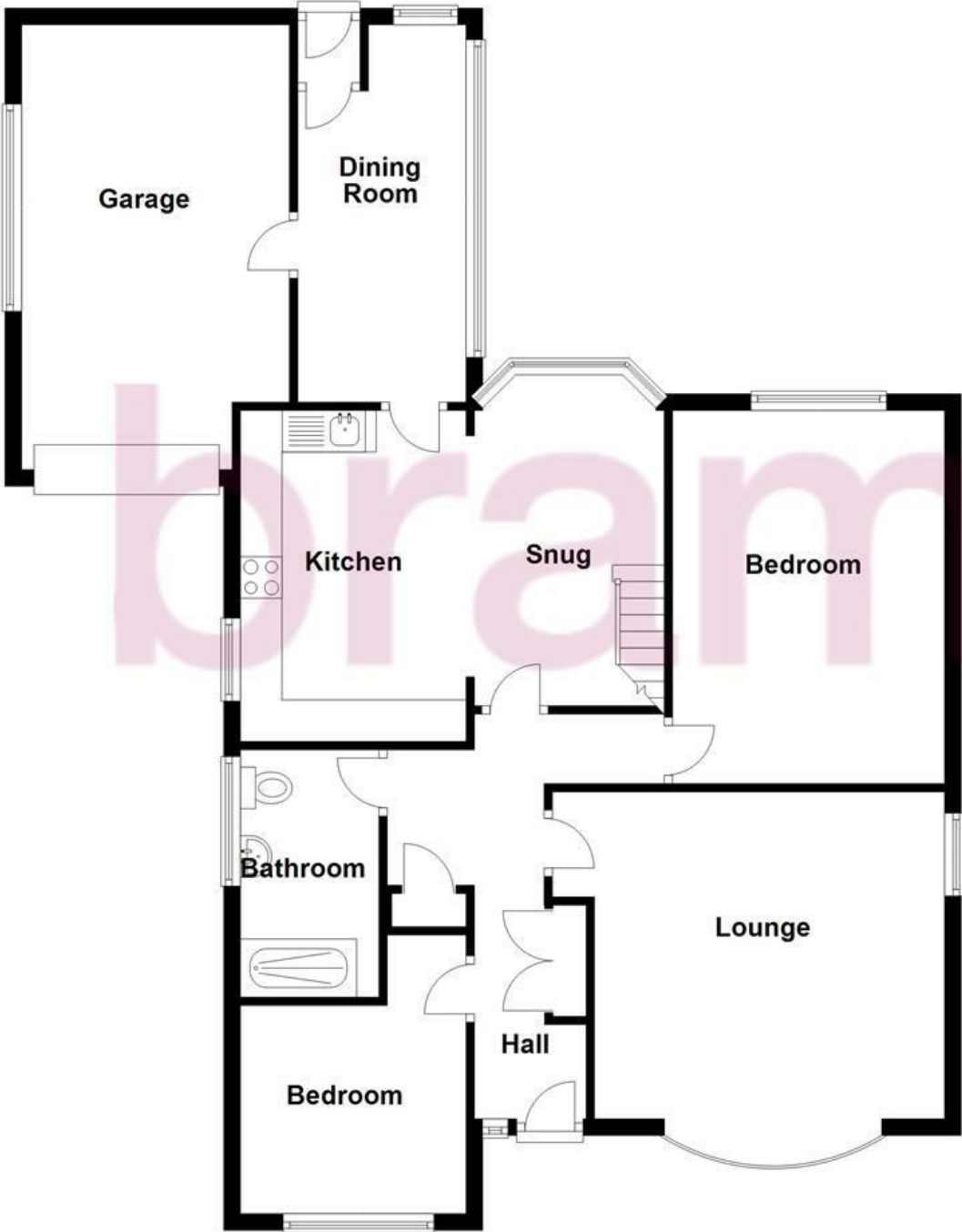
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

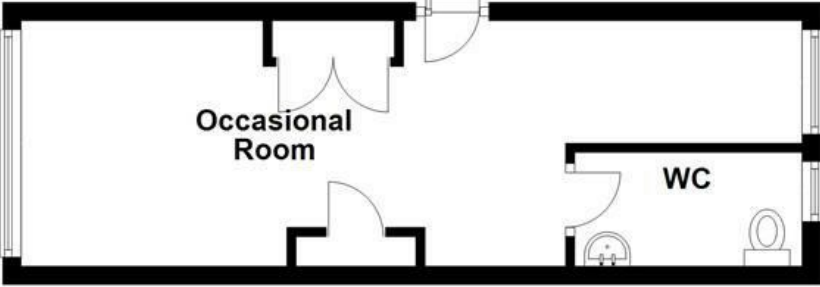


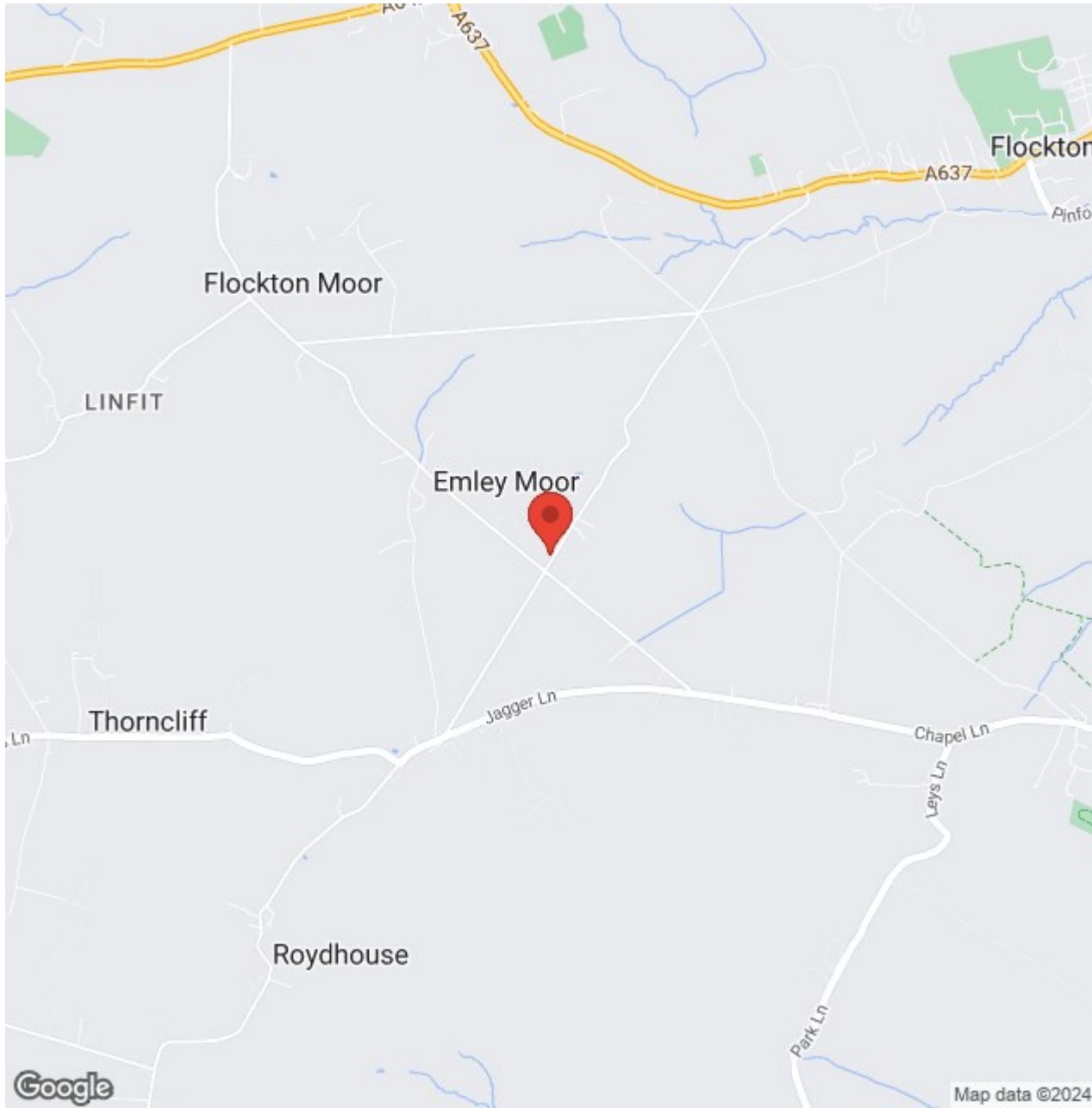


Ground Floor



First Floor





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

