



32 Westfield Lane, Emley, Huddersfield, HD8 9TD

Asking Price £725,000

bramleys

Set onto a generous plot extending to approximately half an acre and being located in the rural village of Emley is this 4 bedrooomed link detached cottage. Offering 4 bedrooms accommodation with en suite facilities to the master bedroom and guest suite. The accommodation has been designed in a way in which it could be a formal 4 bedroom property or alternatively a 3 bedroom property with a linked 1 bedroom annexe. The annexe has its own separate kitchen, living room, bedroom and en suite and could be ideal for a teenage suite or dependent relative. Together with 3 spacious additional reception rooms, the property is further enhanced by a detached triple garage with a first floor above including a 3 piece shower room and space for a 3 person home office. Together with enclosed spacious gardens adjoining greenbelt countryside, the property must be viewed personally to truly appreciate its size, flexibility and outstanding rural position.

Energy Rating: TBA





## GROUND FLOOR:

Enter the property via a uPVC entrance door with leaded and double glazed panels into:-

### Entrance Hall

Fitted with a central heating radiator, ceiling coving and wood effect laminate flooring.

### Cloakroom/WC

Furnished with a 2 piece suite comprising low flush WC and pedestal wash basin. There is also a uPVC double glazed window and chrome ladder style radiator.

### Lounge

18'0" x 12'10" (5.49m x 3.91m)

The wood effect flooring from the entrance hall leads into the lounge which benefits from a magnificent Adams style fireplace with marble hearth and backcloth and housing the solid fuel stove. There are 3 wall light points, dado rail décor, ceiling coving, 2 central heating radiators, uPVC down leaded double glazed windows to both the front and side elevations showcasing far reaching views across the adjacent greenbelt countryside. A set of sliding double glazed doors lead to the conservatory.

### Conservatory

12'4" x 12'6" (3.76m x 3.81m)

Set onto a stone base with hardwood double glazed windows and roof. The conservatory takes full advantage of the outstanding views across the adjacent countryside and extensive gardens. There is wood effect laminate flooring and a central heating radiator.

### Dining Room

11'3" x 11'1" (3.43m x 3.38m)

Peacefully situated to the rear of the property and having wood effect laminate flooring, 3 wall light points, picture rail, ceiling coving, a serving hatch to the kitchen, uPVC down leaded double glazed window and central heating radiator. There is also a built-in under stair store cupboard.

### Breakfast Kitchen

15'6" x 10'4" (4.72m x 3.15m)

Comprising a range of oak fronted wall and base units with laminated working surfaces, an inset Asterite sink unit with mixer taps and side drainer, low level lighting and concealed lighting to wall units. Integral appliances include 4 ring induction hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher, fridge and freezer. There is also a breakfast bar, 2 central heating radiators, uPVC double glazed windows to both the front and rear alongside an additional front entrance door.





## FIRST FLOOR:

### Landing

With a central heating radiator, uPVC double glazed window, built-in store cupboard and loft access with retractable ladder.

### Master Bedroom

18'0" x 9'0" (5.49m x 2.74m)

Fitted with a bank of 5 door built-in wardrobes with hanging and shelving facilities, 2 central heating radiators and uPVC double glazed windows to both front and rear showcasing far reaching views. An archway leads to the dressing room.

### Dressing Room

There are built-in double wardrobes, a feature dressing table with concealed lighting and mirrors to 3 sides and overhead store cupboards.

### En suite Bathroom

Furnished with a 4 piece white suite comprising low flush WC, pedestal wash basin, whirlpool tiled panelled bath and double width fully tiled shower cubicle housing the Mira shower. There is a chrome ladder style radiator, a uPVC double glazed window and electric shaver point.

### Bedroom 2

10'0" x 10'0" (3.05m x 3.05m)

Fitted with uPVC double glazed windows to both front and side displaying superb rural views, a central heating radiator, ceiling coving, fixture drawer units with dressing table, window seat and built-in double wardrobes with hanging and shelving facilities.

### Bedroom 3

10'1" x 7'6" (3.07m x 2.29m)

There is a central heating radiator, ceiling coving, wall light point and uPVC double glazed windows to both side and rear.

### Bathroom

Furnished with a 4 piece suite comprising low flush WC, pedestal wash basin, panelled bath and fully tiled shower cubicle. There is a ladder style radiator and feature uPVC double glazed window.

## OUTSIDE:

There is an electrically operated double entrance gate leading to the extensive tarmac driveway and parking apron with space for 6+

vehicles. The driveway extends to the detached triple garage. Adjacent to the driveway are extensive lawned gardens to the side and rear with feature garden ornaments. The gardens are fully enclosed by hedges and timber fencing. There is a detached summer house with flagged seating area, ideal for Al fresco dining in the warmer months of the year.

### Summer House

11'9" x 11'9" (3.58m x 3.58m)

Made of timber construction and fitted with French doors to the front making it an ideal external space for entertaining and Al fresco dining. There is a flagged seating area to the front of the summer house overlooking the rear gardens.

### Garage

27'10" x 22'9" (8.48m x 6.93m)

There are 2 separate automatic up and over doors, power and light and water taps and an access door leading to the first floor.

### Space above Garage

22'7" x 18'8" (6.88m x 5.69m)

A spacious versatile room which could be used as an office and being fitted with circular windows to both the front and rear, Velux window and additional eaves storage.

## ANNEXE:

A separate annexe which gives access to:-

### Entrance Hall

Fitted with uPVC double glazed doors to both the front and rear, a central heating radiator and built-in store cupboards.

### Utility Room/Kitchen

10'10" x 8'8" (3.30m x 2.64m)

Fitted with a range of matching, modern floor and wall units with laminated working surfaces. There is a 4 ring electric hob with in-built oven and grill, overhead extractor fan and light, plumbing for an automatic washing machine and an inset Asterite sink unit with mixer taps and side drainer. There is also a central heating radiator and uPVC double glazed window.

### Lounge

17'7" x 11'8" (5.36m x 3.56m)

Fitted with a gas and coal effect living flame fire set onto a marble



#### 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 and just before the crossroads the property will be found on the left hand side identified by the Bramleys for sale board.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

Band F

#### 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.

hearth and backcloth with pine fire surround and mantle, a uPVC double glazed window and a central heating radiator.

#### FIRST FLOOR:

##### Bedroom

15'6" x 14'0" (4.72m x 4.27m)

Fitted with 2 central heating radiators and velux window to the rear and uPVC double glazed window to the front.

##### En suite Wet Room

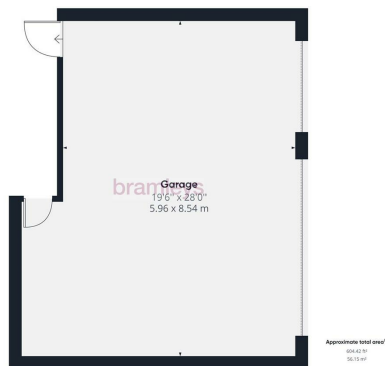
Furnished with a concealed flush WC, hand wash basin with vanity mirror and lighting above, electric shaver point, sunken LED lighting, chrome ladder style radiator and fully tiled walk-in shower cubicle with glazed screen.

#### 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.







#### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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