



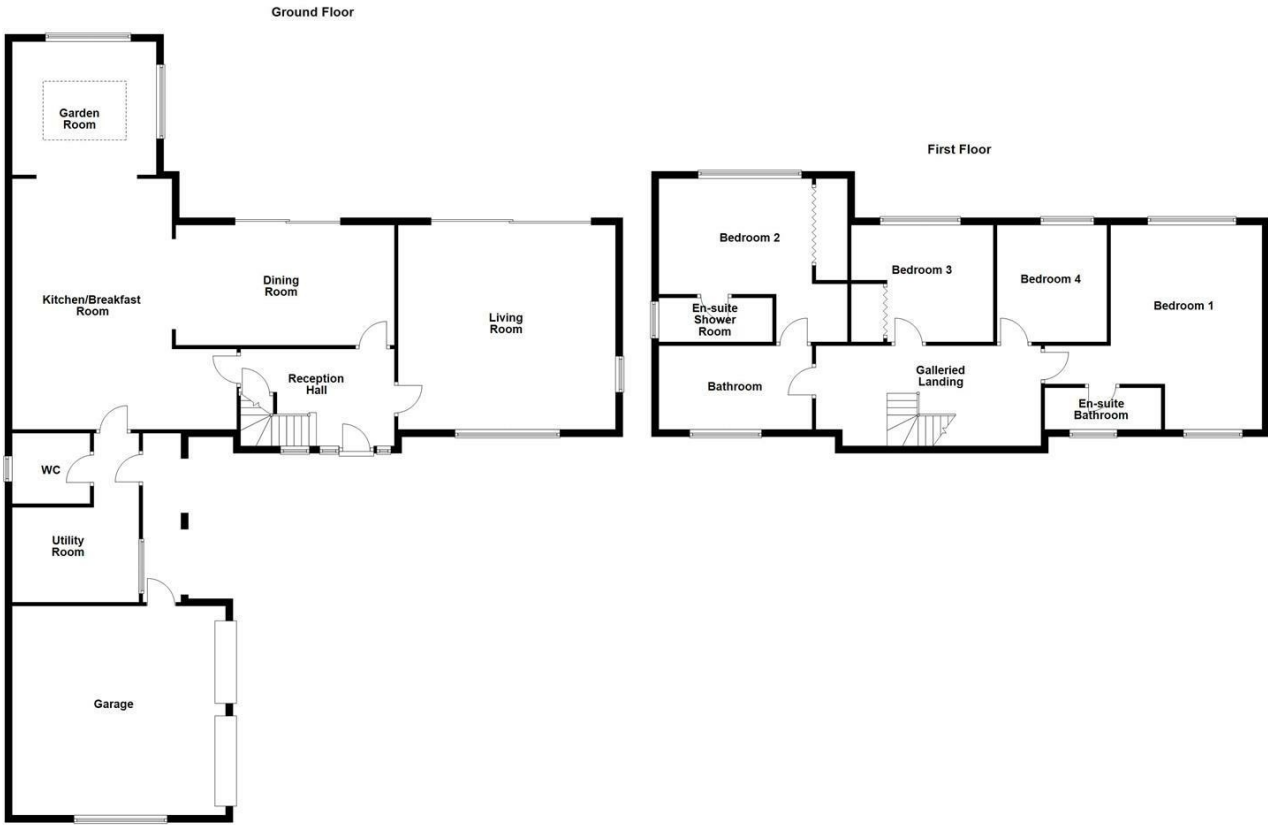
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

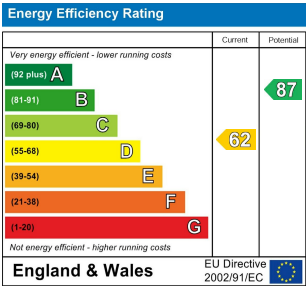


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



Broomfield Farm Stringer House Lane, Emley, Huddersfield, HD8 9SU

For Sale Freehold £1,100,000

Situated in the sought after village of Emley is this stunning detached home offering spacious and versatile living accommodation extending towards 2,600 square feet with the added benefit of substantial garden to the rear, paddock area, stable yard and a short walk leading to a separate field extending towards 1.3 acres.

The superbly appointed accommodation fully comprises of the reception hall, living room, stunning open plan kitchen/breakfast room opening up into the dining room and garden room. A side lobby leads to the downstairs w.c. and utility room. Stairs to the first floor lead to a galleried landing which provide access to four well proportioned bedrooms (two with en suite facilities) and four piece main house bathroom. Set back from main roadside through gated access is a large driveway providing ample off street parking for several vehicles leading to the double garage. To the rear is a substantial lawned garden incorporating feature limestone terraced patio with gated access to the paddock and stable yard with barn behind.

Situated in the rural village of Emley looking towards Emley Moor Mast at the front, the property is located close to local amenities including a local pub, churches and a village hall. For those wishing to travel further afield, the property is conveniently located near several major motorways, offering easy access to surrounding cities and regions.

Offering huge to develop further to extend, subject to consent, this property is simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully reveal that quality of accommodation on offer and to avoid any disappointment.



ACCOMMODATION

RECEPTION HALL

Solid oak entrance door with double glazed window panels either side, radiator, solid wood herringbone flooring, balustrade staircase to the first floor landing, feature arched hard wood double glazed window to the front, door to the understairs cloaks, doors to the living room, kitchen/breakfast room and dining room.

LIVING ROOM

19'9" x 19'5" [6.03m x 5.94m]

Feature double glazed aluminium sliding doors onto limestone terraced patio, double glazed timber framed windows to the front and semi-arched to the side, dado rail, two radiators, feature fireplace incorporating wood burner with Yorkshire stone back and hearth, wooden mantle.



KITCHEN/BREAKFAST ROOM

18'6" [max] x 14'6" [min] x 22'10" [5.64m [max] x 4.44m [min] x 6.97m]

Bespoke fitted wall and base units with feature quartz work surface over, feature aga, quartz breakfast island bar with Belfast sink and drainer with mixer tap, two integrated Neff dishwashers and pull out disposable unit. Integrated full length fridge and separate full length freezer. Feature limestone flooring with underfloor heating, recess LED spotlights and under plinth lighting. Open through to the dining room, squared archway leading into the garden room and door into the side lobby which leads through into the utility room.



DINING ROOM

20'2" x 11'5" [6.16m x 3.49m]

Feature limestone flooring with underfloor heating and feature double glazed aluminium sliding doors onto limestone terraced patio, door.

GARDEN ROOM

12'2" x 14'3" [3.73m x 4.35m]

Feature lantern roof, double glazed timber framed windows to the rear and side and feature limestone flooring with underfloor heating.



SIDE LOBBY

Feature limestone flooring with underfloor heating, doors to the downstairs w.c. and utility room.

W.C.

5'7" x 7'2" [1.71m x 2.19m]

High flush w.c., pedestal wash basin, feature limestone flooring with underfloor heating and double glazed hard wood frosted window to the side.

UTILITY ROOM

11'3" x 8'11" [3.45m x 2.73m]

Range of bespoke wall and base units with feature quartz work surface over incorporating Belfast sink and drainer with mixer tap, space for a condensing dryer and plumbing for an automatic washing machine. Timber framed double glazed window to the front and feature limestone flooring with underfloor heating.

FIRST FLOOR LANDING

Radiator, loft access with drop down ladder, doors to four bedrooms and bathroom.

LOFT ROOM

8'11" x 15'1" [2.74m x 4.62m]

Double glazed hard wood windows to the front, radiator, light and power. Currently used as an office but could be used for a variety of purposes.

BEDROOM ONE

13'8" x 15'2" [min] x 19'7" [max] [4.18m x 4.64m [min] x 5.99m [max]]

Two radiators, double glazed hard wood windows to the front and rear and door off the walk in area [1.86m x 1.06m] to the en suite bathroom.



EN SUITE BATHROOM/W.C.

10'8" x 4'1" [3.26m x 1.25m]

Low flush w.c., pedestal wash basin, corner panelled bath, part tiled walls, two double glazed hard wood frosted windows to the front and heated chrome towel radiator.

BEDROOM TWO

14'10" [max] x 11'3" [min] x 16'7" [4.53m [max] x 3.43m [min] x 5.08m]

Loft access, double glazed hard wood windows to the rear, built in wardrobes and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'3" x 10'7" [1.0m x 3.24m]

Shower cubicle with electric shower, low flush w.c., heated chrome towel radiator, pedestal wash basin, double glazed hard wood frosted window to the side, fully tiled walls and floor.

BEDROOM THREE

11'5" x 10'4" [min] x 13'1" [max] [3.48m x 3.17m [min] x 4.01m [max]]

Double glazed hard wood windows to the rear, radiator and built in wardrobe.

BEDROOM FOUR

9'10" x 11'5" [3.0m x 3.48m]

Two double glazed hard wood windows to the rear and radiator.

BATHROOM/W.C.

7'11" x 12'9" [2.42m x 3.89m]

Walk in shower cubicle with electric shower, pedestal wash basin, low flush w.c. and feature freestanding contemporary bath. Cast iron radiator, double glazed hard wood frosted window to the front, part tiled walls, fully tiled floor.



OUTSIDE

There is gated access to the driveway which provides ample off street parking for several vehicles leading to the double garage with twin up and over doors. To the rear is a substantial lawned garden incorporating feature limestone terraced patio area, ideal for outdoor entertaining. To the rear of the garden is a fence with gated access to an enclosed paddock enjoying a good degree of privacy on a hard standing area with room for horsebox/trailer with gate to the stable yard [3.05m x 3.05m] and barn behind [8.98m x 3.65m] with adjoining timber framed storage shed. Gated access leads onto a country lane, a short walk away leads to a gated field extending towards an acre enjoying panoramic views of open fields and adjoining countryside.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.