



INNOVATIVE PROPERTY EXPERTS

## Windmill Hill Lane, Emley Moor, Huddersfield, HD8 9TA

£425,000









- DETACHED
- STUNNING FIXTURE & FINISH THROUGHOUT
- CONTEMPORARY BATHROOMS
- DRIVEWAY PROVIDING OFF STREET PARKING
- SOUGHT AFTER VILLAGE LOCATION

- 3 BEDROOMS
- OPEN PLAN KITCHEN & UTILITY
- LANDSCAPED GARDENS
- DRIVEWAY PROVIDING OFF SOLAR PANELS TO ROOF
  - IDEAL FOR FAMILY OR DOWNSIZING COUPLE









SIMPLY EXCEPTIONAL! ... LOCATED IN THE PICTURESOUE SEMI-RURAL SETTING OF EMLEY MOOR, THESE NEWLY BUILT MODERN CONTEMPORARY HOMES OFFER SUPERBLY DESIGNED, VERSATILE ACCOMMODATION SPREAD ACROSS TWO SPACIOUS LEVELS. WITH AN EMPHASIS ON NATURAL LIGHT, OPEN-PLAN LIVING, AND HIGH-END FINISHES THROUGHOUT, THIS PROPERTY IS PERFECTLY SUITED FOR FAMILIES, PROFESSIONAL COUPLES, OR DOWNSIZERS SEEKING REFINED YET PRACTICAL LIVING IN A DESIRABLE LOCATION. POSITIONED WITHIN EASY REACH OF EMLEY VILLAGE CENTRE AND A POPULAR FARM SHOP. THIS PROPERTY ALSO PROVIDES CONVENIENT ACCESS TO NEARBY TOWNS AND TRANSPORT LINKS. EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE, SETTING, AND SPECIFICATION ON OFFER.



Current

96

**EU Directive** 

2002/91/EC

Potential

96

**Energy Efficiency Rating** 

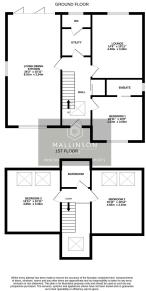
Very energy efficient - lower running costs

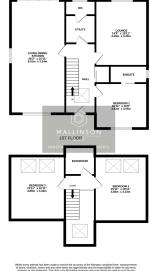
Not energy efficient - higher running costs

**England & Wales** 

(81-91)(69-80)(55-68)(39-54)

(21-38)







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