



Broomfield Close, Emley Huddersfield HD8 9SG

welcome to

Broomfield Close, Emley Huddersfield

WELL SOUGHT AFTER VILLAGE LOCATION, LOCATED ON A PLEASANT CUL-DE-SAC POSITION. THIS THREE BEDROOM SEMI DETACHED PROPERTY. BOASTS DRIVEWAY, GARAGE AND GARDEN TO FRONT, WITH PAVED SEATING AREA, TAKING IN THE STUNNING VIEWS OF THE SURROUNDING COUNTRYSIDE.

Summary

Located within the popular village of Emley is this semi detached residence that boasts three bedroom accommodation. This well presented home briefly comprises: living room, dining room, kitchen, porch area, three bedrooms, house bathroom. Externally the property is further enhanced by garden to front and paved seating area to the rear. Sitting perfectly for local amenities and well regarded schooling there is also ease of access to major routes such as the M1 for surrounding commercial centres.

Ground Floor

Entrance Lobby

Entering into the property through to an entrance lobby with carpeted floor, wall mounted hooks for coat storage and single radiator. The hallway leads to:

Lounge

15' 7" x 13' 7" (4.75m x 4.14m)

Ideal for the growing family is this bright and spacious living area. The focal point of the room being the modern style fireplace, with coal effect gas fire. Bay double glazed window to front aspect creates plenty of natural light through into the neutrally decorated room. Carpeted floor, radiator. Useful under stairs storage. Opening onto dining room.

Dining Room

9' 1" x 7' 9" (2.77m x 2.36m)

The dining room is the ideal family space with plenty of room for a family dining table, carpeted floor, double glazing to rear aspect. Double doors leading into the kitchen.

Kitchen

8' 10" x 8' 8" (2.69m x 2.64m)

Fitted with a modern shaker style kitchen with a good range of wall and base units, incorporating a butchers block effect work surface and modern tiling. Contrasting with a black one and half sink, gas hob with extractor over. Integral hob, plumbing for washing machine and space to for fridge freezer. Laminate style floor covering and inset down lights to ceiling. Double glazed door leading into porch.

Porch

Rear porch leading from the the kitchen provides additional storage space, double glazed windows show the views of the surrounding countryside. Porch Leads to rear garden.

First Floor

Carpeted staircase leads to the first floor landing, with loft access. Loft is boarded out to create additional storage space. The landing leads to three bedrooms and house bathroom.

Bedroom One

12' 10" x 9' 1" (3.91m x 2.77m)

Spacious neutrally decorated carpeted bedroom. Radiator. Double glazed window to front aspect.

Bedroom Two

11' 9" x 9' 1" (3.58m x 2.77m)

Carpeted bedroom with double glazed window to rear with views across the rolling fields. Further benefiting from fitted wardrobes, incorporating drawers. Radiator.

Bedroom Three

9' x 7' 6" including bulk head (2.74m x 2.29m including bulk head)

Carpeted bedroom with built in storage unit. Double glazed window to front aspect





House Bathroom

Modern three piece white suite, comprising of wash hand basin, low flush WC and bath with Triton shower over. Tiled walls with dual obscured double glazed windows.

External

To the front of the property is a driveway and pleasant garden. There is an attached garage, with door access from the rear. This space is currently utilised as a home office by the current owner. To the rear is a paved seating area, ideal for al fresco dining in those summer months and taking in the stunning view across rolling countryside.



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Broomfield Close, Emley Huddersfield

- NO CHAIN
- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- DRIVEWAY & GARAGE
- IDEAL FAMILY HOME

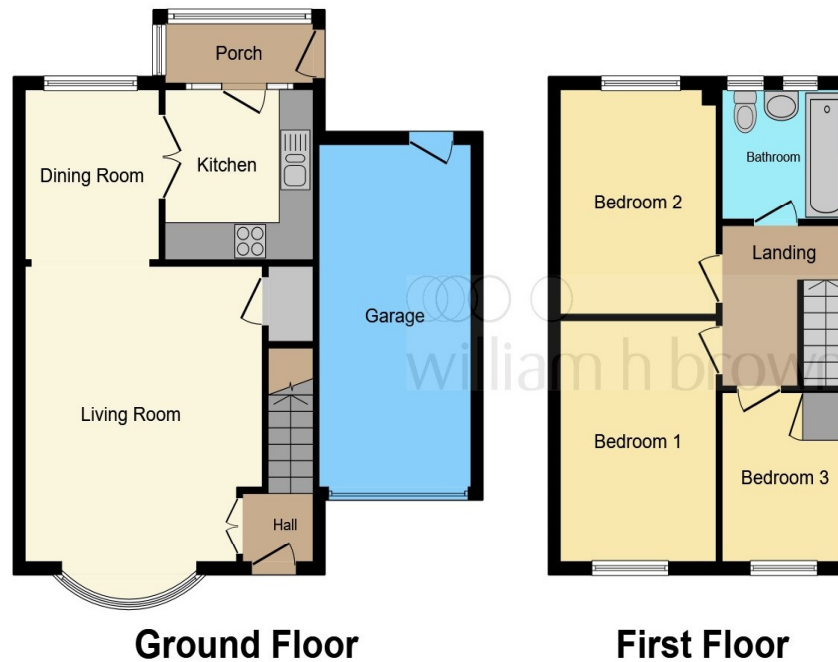
Tenure: Freehold EPC Rating: D

offers over

£220,000

directions to this property:

Leave Holmfirth via Station Road, follow this road into new Mill, and take the left turn into Penistone Road, (signposted Barnsley), slight left onto Marsh Lane, turn left onto Abbey Road, A629 and right onto Far bank. Turn right onto Huddersfield Road, B6116 and left onto Flockton Road, continue onto Broomfield Close. The property is located on the left hand side, identified with our for sale board.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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HMF108236 - 0007

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