



**Engine House Farm Westfield Lane, Emley Huddersfield HD8
9SZ**

welcome to

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SUBSTANTIAL CHARACTER RESIDENCE AFFORDING VERSATILE 5/6 BEDROOM ACCOMMODATION ALL SAT WITHIN A GENEROUS PLOT WITH THE BONUS OF PROVIDING FURTHER DEVELOPMENT POTENTIAL. LOCATED IN EMLEY MOOR THE POSITION IS PERFECT FOR ACCESS TO SURROUNDING TOWNSHIPS AND CITIES.

Auctioneer's Comments

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Summary

A rare opportunity for the discerning purchaser has arisen with this fabulous character residence boasting flexible 5/6 bedroom accommodation all set with delightful and extensive gardens. There is also an agricultural building of approx 3000sq ft that provides development potential with the necessary consents and future possible development on the

plot itself. Currently the property would also suit a growing family with its extreme spaciousness and with the location in rolling countryside the property also has ease of access to local villages and their amenities, is in the catchment for several well regarded schools and the motorway network is within minutes for the commuter.

Accommodation Entrance Hall

An ideal shoes off area with a central stone column, tiled floor covering plus sizeable storage and cloaks cupboards.

Breakfast Kitchen

17' x 14' 5" (5.18m x 4.39m)

Presented in a typical farmhouse style with wall and base unit having granite worktops incorporating a sink and drainer unit with mixer tap. There is a centre island also boasting a second sink unit with mixer tap whilst the appliances include the Rangemaster cooker, Miele microwave/steam oven, Miele dishwasher and there is space for an American style fridge freezer. The room is complemented by the tiled surrounds and floor covering and there is a vaulted beamed ceiling, four velux style roof windows and double glazing to front aspect.

Dining Room

19' 8" x 9' 6" (5.99m x 2.90m)

A perfect room for the whole family or if entertaining with a continuation of the floor covering, vaulted ceiling, various wall light points and double glazed to front aspect with French style doors leading to the side.

Snug

15' 4" x 14' (4.67m x 4.27m)

A room to get away from it all and the focal point





being the log burning stove set to feature recess fireplace with timber lintel. There are wall light points, beams to ceiling and double glazed window to side aspect.

Living Room

18' x 15' max (5.49m x 4.57m max)

A sizeable main reception room with exposed timber flooring, beams and inset ceiling lighting and feature arch window to rear aspect.

Study

12' 3" x 6' 2" (3.73m x 1.88m)

Ideal for the home worker and having inset ceiling lighting and storage cupboards with double glazed window to side aspect.

Utility Room

11' 4" x 11' 1" (3.45m x 3.38m)

There are further wall and base units with roll edge worksurfaces, sink and drainer unit and plumbing for the washing machine. There is an airing/storage cupboard with heated rail and the room has tiled surrounds and floor covering plus a double glazed window to side aspect.

Hobby Room/Boot Room

24' 4" x 6' 9" (7.42m x 2.06m)

A versatile room in its usage having wall and base units with sink and drainer unit. There are storage cupboards and a door leads to side aspect.

Shower Room

White low flush w/c and hand washbasin with tiled shower cubicle.

First Floor Bedroom One

14' to robe x 11' 8" (4.27m to robe x 3.56m)

The principle bedroom has been recently updated and has two banks of fitted wardrobes along with a walk in robe. There are French style doors that lead to a Juliet balcony.



Dressing Room

Also a recent addition having fitted robes and vanity mirror with downlighters.

En Suite

Luxuriously fitted with white low flush w/c and vanity style hand washbasin. There is a quadrant shower cubicle with rainfall and attachment whilst there are additional storage cupboards, beam to ceiling and double glazed obscure window.

Bedroom Two

14' 4" x 10' 7" (4.37m x 3.23m)

This is a double carpeted bedroom adapted with laminate flooring in the shower area incorporating a double cubicle and hand washbasin.

Bedroom Three

14' 5" x 11' (4.39m x 3.35m)

Double bedroom with fitted wardrobes, double glazed to two aspects.

Bedroom Four

14' 4" x 10' 5" (4.37m x 3.17m)

Double bedroom with double glazing to two aspects.

Bedroom Five

8' 8" x 7' 8" (2.64m x 2.34m)

Ideal as a single bedroom or additional home office, double glazed to front aspect.

House Bathroom

White suite comprising of low flush w/c, vanity style hand washbasin and spa bath. Quadrant shower cubicle has a rainfall unit and there are tiled walls and floor covering, inset ceiling lighting and an extractor fan.

Attic Room

17' 2" x 15' 3" max (5.23m x 4.65m max)

Often utilised as an additional double bedroom, it



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Engine House Farm Westfield Lane, Emley Huddersfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Character Residence
- Versatile 5/6 Bedroom Accommodation

Tenure: Freehold EPC Rating: D

Council Tax Band: F

guide price

£700,000



Ground Floor



First Floor



Second Floor

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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Property Ref:
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