



The Willows Stringer House Lane, Emley Huddersfield HD8 9SU

william
h brown

welcome to

The Willows Stringer House Lane, Emley Huddersfield

***BEAUTIFULLY PRESENTED DETACHED RESIDENCE AFFORDING SPACIOUS FOUR BEDROOM ACCOMMODATION WITH DOUBLE GARAGE AND GARDENS LOCATED CLOSE TO THE POPULAR VILLAGE OF EMLEY

Summary

Presented in move in condition and set away from the main thoroughfare on a quiet residential lane is this stylishly presented executive style detached residence. Boasting generous four bedroom accommodation the property is perfect for the growing family and briefly comprises: entrance porch, fabulous living room, breakfast kitchen opening into dining area, ideal for entertaining, garden room, cloaks/w.c, first floor bedroom, the principle bedroom having en suite facilities, and the house bathroom. Enhanced externally by gardens wrapping around the property, the driveway accommodates several vehicles and leads to the double garage. Close by there are Emley's amenities and the most stunning countryside walks whilst the property sits in the catchment for several highly regarded schools with ease of access to major commuting routes to Leeds, Manchester and Sheffield.

Accommodation

Entrance Porch

Perfect shoes off area with a boot store, power point, delightful feature arch and a door leading to:

Entrance Hall

An impressive entrance with inset ceiling lighting, a central heating radiator and staircase ascending to the first floor.

Living Room

18' 5" x 17' 4" (5.61m x 5.28m)

Splendid reception room ideal for simply relaxing and having ample space for freestanding furniture. The focal point of the room is the stunning media wall with TV fixing and remote living flame fire. There is inset ceiling lighting, two central heating radiators, double glazed windows to front aspect and French style doors lead to:

Garden Room

18' 1" x 7' 2" (5.51m x 2.18m)

This solid oak garden room has an angled ceiling with exposed timbers and there is a laminate floor covering and door leading out into the garden.

Breakfast Kitchen

18' 6" x 10' 8" (5.64m x 3.25m)

A contemporary style kitchen with an attractive range of wall and base units incorporating a sink unit with mixer tap. The room benefits from underfloor heating and appliances include the stainless steel five burner gas hob along with double electric oven, microwave and integral dishwasher whilst there is plumbing for the washing machine and space for the fridge freezer. The room is complemented by a herringbone floor covering, inset ceiling lighting, a door leading to side aspect and is open plan leading to:

Cloaks/W.C

Fitted with a white low flush w.c and wall mounted hand washbasin with complementary tiled walls and floor covering.





First Floor Bedroom One

14' max x 12' 7" (4.27m max x 3.84m)

A splendid principle bedroom with central heating radiator and double glazed window to front aspect.

En Suite

Another stylish white suite comprising of low flush w/c and vanity style hand washbasin with double shower cubicle having rainfall unit and attachment. The walls are tiled as is the flooring and there is inset ceiling lighting, a central heating radiator and double glazed obscure window.

Bedroom Two

17' 5" x 9' (5.31m x 2.74m)

The fourth and final bedroom, again of double proportions has a central heating radiator and is double glazed to front aspect boasting pleasant views.

Bedroom Three

14' 3" x 9' 1" (4.34m x 2.77m)

The second double bedroom has a central heating radiator and is double glazed to front aspect.

Bedroom Four

14' x 9' 1" (4.27m x 2.77m)

The third double bedroom has a radiator and is double glazed to side aspect.

Dining Area

14' x 8' 7" (4.27m x 2.62m)

Ideal when entertaining or for more formal dining the room has a herringbone floor covering, radiator,

decorative coving to ceiling and French style doors leading outside.

House Bathroom

10' 6" x 6' 8" (3.20m x 2.03m)

Fitted with a modern white suite comprising of low flush w/c, vanity style hand washbasin and double ended bath. There is a tiled shower cubicle with a rainfall unit and attachment. The room is further complemented by the tiled walls, vinyl floor covering, inset ceiling lighting, chrome effect heated rail ladder and double glazed obscure window.

External

Having remote gated access the driveway provides parking for several vehicles and leads to the double garage that also has one remote door, power and lighting. Low maintenance gardens wrap around the property with several seating areas one with pergola and include an artificial turf area and raised decking. The whole area is ideal for BBQ's or gatherings.



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welcome to

The Willows Stringer House Lane, Emley Huddersfield

- Modern Detached Residence
- Four Double Bedroom Accommodation
- Double Garage
- Low Maintenance Gardens

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£560,000

directions to this property:

Leave Holmfirth via Station Road, follow this road into new Mill, and take the left turn into Penistone Road, A616 (signposted Barnsley). In the village of Shepley take a left turn onto Cross Lane, then go straight across at the crossroads. At the top of near bank turn right onto Huddersfield Rd then left onto Bark House Lane. Stay on this road and just before entering the village of Emley turn left onto Stringer House Lane where the property can be found on the left hand side.



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:
HMF108704 - 0007

 william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W YORKS, HD9 7DE



williamhbrown.co.uk