







## Emley, Huddersfield

£100,000

THIS CHARMING TWO-BEDROOM STONE-FRONTED TERRACED PROPERTY IS LOCATED IN THE SOUGHT-AFTER SEMI-RURAL VILLAGE OF EMLEY, APPROXIMATELY 8 MILES FROM HUDDERSFIELD. CONVENIENTLY, IT OFFERS EASY ACCESS TO THE M1 MOTORWAY AT DENBY DALE AND BRETTON, MAKING SOUTH AND WEST YORKSHIRE'S MAJOR TRADING CENTERS READILY ACCESSIBLE. FEATURING GAS-FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING, THIS HOME IS PERFECT FOR FIRST-TIME BUYERS OR INVESTORS.

This charming two-bedroom stone-fronted terraced property is located in the sought-after semi-rural village of Emley, approximately 8 miles from Huddersfield. Conveniently, it offers easy access to the M1 motorway at Denby Dale and Bretton, making South and West Yorkshire's major trading centers readily accessible. Featuring gas-fired central heating and uPVC double glazing, this home is perfect for first-time buyers or investors.

#### **Ground Floor:**

A uPVC double glazed entrance door opens into the entrance vestibule, which includes a central heating radiator and a timber and glazed door leading to the living kitchen which is equipped with a uPVC double glazed window, central heating radiator, matching floor and wall units with laminated



working surfaces, plumbing for an automatic washing machine, an inset stainless steel sink unit with side drainer, and a two-ring electric hob with overhead extractor fan and light.

#### **First Floor:**

The landing provides access to two bedrooms and the family bathroom. Bedroom 1 features fitted three-door wardrobes with hanging and shelving facilities, a central heating radiator, and a uPVC double glazed window. Bedroom 2 includes a central heating radiator and a uPVC double glazed window. The family bathroom boasts a modern three-piece white suite comprising a low flush toilet, pedestal wash basin, and a panelled bath with mixer taps, along with full wall tiling, a central heating radiator, and a uPVC double glazed window.

#### **Outside:**

The property includes a small, low-maintenance garden at the front with steps leading up to the front door.

#### **ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band A

EPC: D

What3Words: ///carbonate.dull.elaborate

Parking: On Street



## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas Central Heating

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

**AGENT NOTES** 1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		