

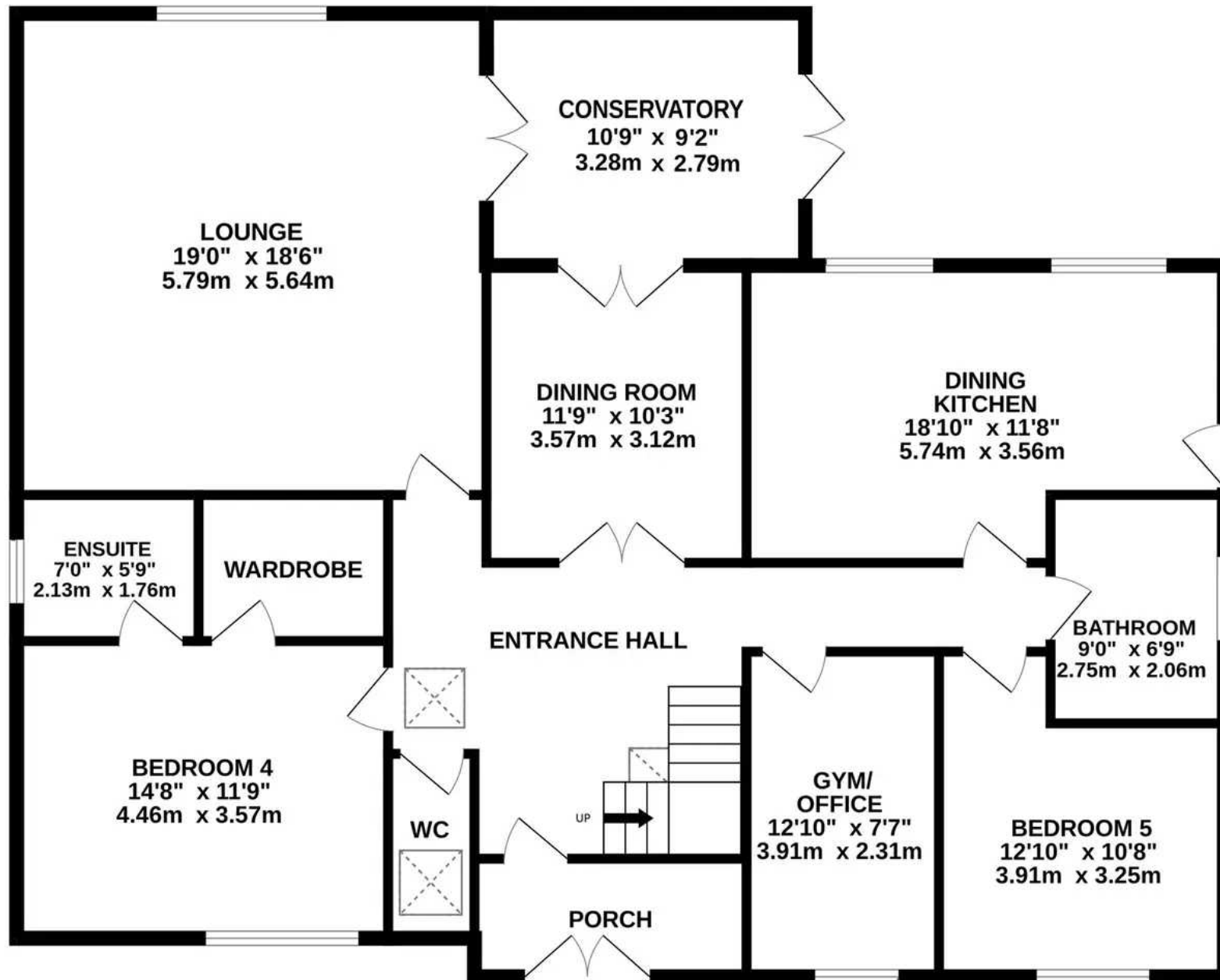


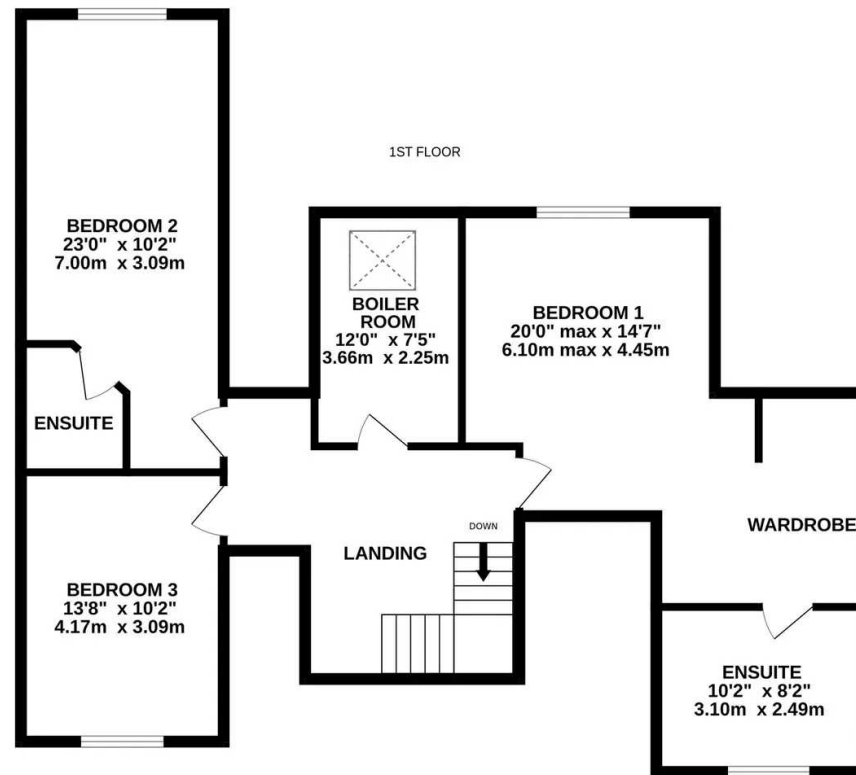
## Rectory Lane, Emley

Huddersfield, HD8 9RR

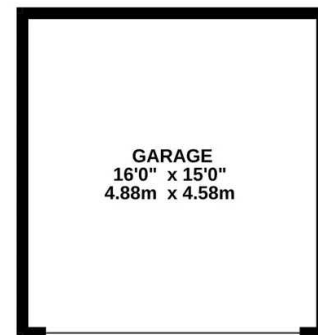
Offers in Region of **£765,000**

GROUND FLOOR





GARAGE



RECTORY LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 9 Rectory Lane

Emley, Huddersfield, HD8 9RR

A RARE OPPORTUNITY TO ACQUIRE AN INDIVIDUALLY DESIGNED AND CONSTRUCTED, STONE BUILT, FAMILY HOME BOASTING GENEROUSLY PROPORTIONED ACCOMMODATION AND SITUATED IN THE SOUGHT AFTER VILLAGE OF EMLEY. OFFERING VERSATILE LIVING, FINISHED TO A FANTASTIC STANDARD WITH UNDERFLOOR HEATING TO THE ENTIRETY OF THE GROUND FLOOR, AND COMPLEMENTED BY MANICURED GARDENS AND A FABULOUS OPEN ASPECT VIEW TO THE REAR. IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS.

- Individually designed
- Large driveway
- Fabulous rural views
- Five spacious bedrooms





## 9 Rectory Lane

Emley, Huddersfield, HD8 9RR

The property accommodation briefly comprises of porch, entrance hallway, downstairs WC, spacious lounge (19'0" x 18'6" approx.), breakfast kitchen, formal dining room, conservatory, bedroom four with en-suite shower room and walk-in wardrobe, bedroom five, home office/gym and ground floor bathroom. To the first floor there are three double bedrooms, with bedroom one having walk-in wardrobe/dressing area and en-suite bathroom, bedroom two having en-suite shower room facilities. Externally there is block paved driveway to the front providing off street parking for multiple vehicles and leading to the detached garage. To the rear there is a fabulous garden, Summer house which could be utilised as a garden office, and the gardens are laid predominately to lawn with a flagged patio area ideal for al fresco dining and barbecuing. The gardens enjoy a fantastic open aspect view across neighbouring fields.

Council Tax Band F.

EPC Rating B.

Tenure Freehold.





## GROUND FLOOR

### ENTRANCE PORCH

8' 7" x 4' 8" (2.62m x 1.42m)

Enter into the property through a double glazed, composite front door, with obscure glazed inserts with leaded detailing into the entrance porch. There is an adjoining window to the front elevation with obscure glass and leaded detailing providing the porch with a great deal of natural light. There is inset spotlighting to the ceilings, attractive tiled flooring with underfloor heating and a multi-panel, timber and glazed door leads into the entrance hall.

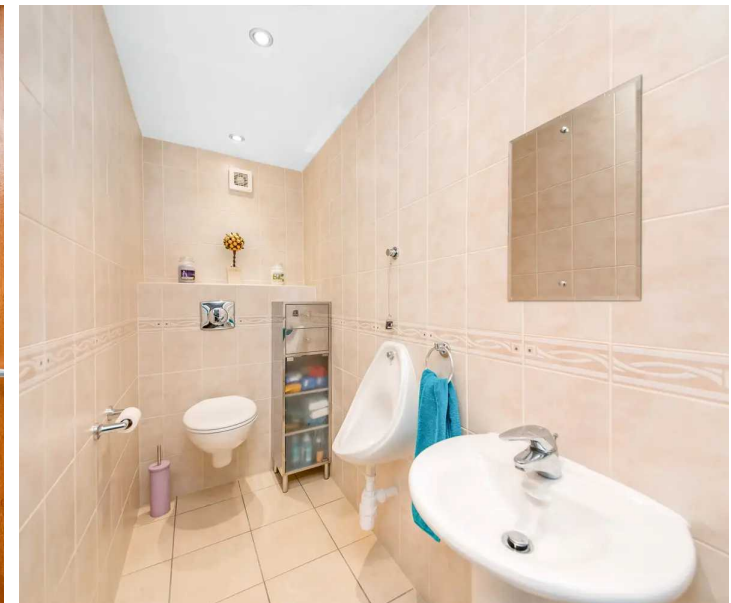
### ENTRANCE HALL

The entrance hall enjoys a great deal of natural light with a skylight window to the front elevation and sun tunnel besides the downstairs WC. The attractive tiled flooring continues through from the entrance porch with under floor heating and there is a fabulous oak staircase with chrome spindles which leads to the galleried landing above. The entrance hall has oak doors which provide access to the downstairs WC, lounge, formal dining room, open-plan dining-kitchen, ground floor bathroom, two double bedrooms and the home office/gym.

### DOWNSTAIRS W.C.

7' 3" x 3' 5" (2.21m x 1.04m)

The downstairs WC features a modern, white three piece suite which comprises of a wall mounted WC with concealed cistern and push button flush, a pedestal wash hand basin with chrome mixer tap and a urinal. There are tiled walls, tiled floors with underfloor heating, inset spotlighting to the ceilings, an extractor fan and a sun tunnel provides the WC with natural light.







### CONSERVATORY

10' 9" x 9' 2" (3.28m x 2.79m)

The conservatory enjoys a great deal of natural light which cascades through the banks of windows to the rear and side elevations, there are French doors which proceed out to the rear patio, tiled flooring with underfloor heating, matching tiled skirting, two wall light points and a roof opener to provide ventilation.

### LOUNGE

19' 0" x 18' 6" (5.79m x 5.64m)

As the photography suggests the lounge is a generously proportioned, light and airy reception enjoying dual aspects with a bank of windows to the rear elevation and French doors leading into the conservatory. The attractive tiled flooring continues through from the entrance hall with underfloor heating, there is matching tiled skirting, inset spotlighting to the ceilings and the focal point of the room is the inglenook fireplace with cast iron, clear-view, multi-fuel burning stove, set upon a granite hearth with oak mantel above.





## BREAKFAST KITCHEN

18' 10" x 11' 8" (5.74m x 3.56m)

The breakfast kitchen enjoys a great deal of natural light cascading through two banks of double-glazed windows to the rear elevation. There is attractive tiled flooring with underfloor heating, a double-glazed external door with obscure glass to the side elevation, and inset spotlighting. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complementary worksurfaces over which incorporate a one-and-a-half bowl stainless-steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a five ring gas hob with canopy style extractor hood over, a waist-level double oven with grill, dishwasher, washing machine, tumble dryer and a fridge freezer. There is space for dining accommodation, stylish tiling to the splash areas, and an oak lined serving hatch to the formal dining room.

## DINING ROOM

11' 9" x 10' 3" (3.58m x 3.12m)

The dining room is accessed via double, timber and glazed oak doors, and features inset spotlighting to the ceilings, a serving hatch to the open-plan breakfast kitchen and there are double-glazed French doors to the rear elevation that seamlessly lead into the conservatory. The attractive tiled flooring continues through from the entrance hall with underfloor heating and matching tiled skirting.







#### **GYM / HOME OFFICE**

12' 10" x 7' 7" (3.91m x 2.31m)

The gym/home office is a versatile space which can be utilised in a variety of ways, including as an additional ground floor bedroom due to there being ample space for a double bed and freestanding furniture. The room features attractive tiled flooring with underfloor heating, a double-glazed window to the front elevation, and inset spotlighting to the ceiling.

#### **BEDROOM FOUR**

14' 8" x 11' 9" (4.47m x 3.58m)

Bedroom four is a generously proportioned double bedroom with ample space for freestanding furniture. The room features a bank of double-glazed windows to the front elevation which provide the room with a great deal of natural light, and there is a continuation of the attractive tiled flooring from the entrance hall, as well as underfloor heating and matching tiled skirting. There is inset spotlighting to the ceiling and oak doors providing access to a walk-in wardrobe and en-suite shower room.

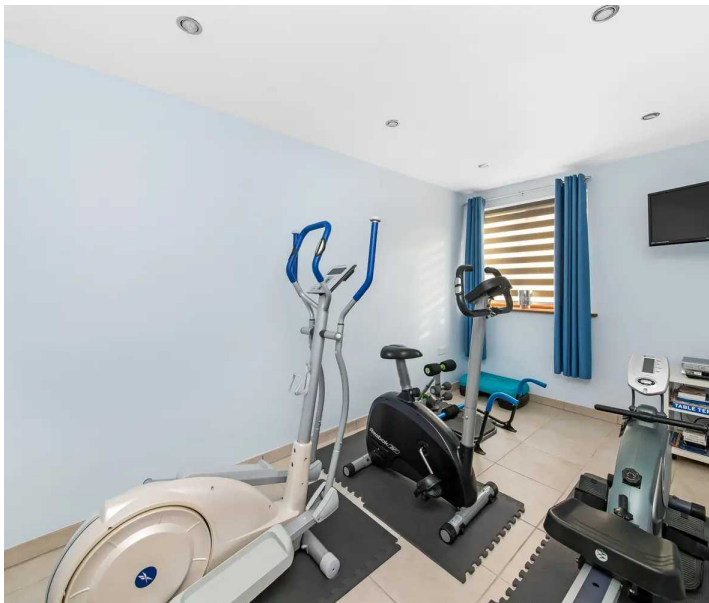
#### **EN-SUITE SHOWER ROOM**

7' 0" x 5' 9" (2.13m x 1.75m)

The en-suite shower room features a modern, white, three-piece suite comprising of a low-level w.c. with push-button flush, a broad winged wash hand basin with vanity cupboard beneath and chrome mixer tap, and a fixed frame shower cubicle with thermostatic shower. There are tiled walls and floors, underfloor heating, and a double-glazed window with obscure glass to the side elevation.

#### **WALK-IN WARDROBE**

The walk-in wardrobe features hanging rails and shelving, underfloor heating, and there is lighting and power in situ.



### **BEDROOM FIVE**

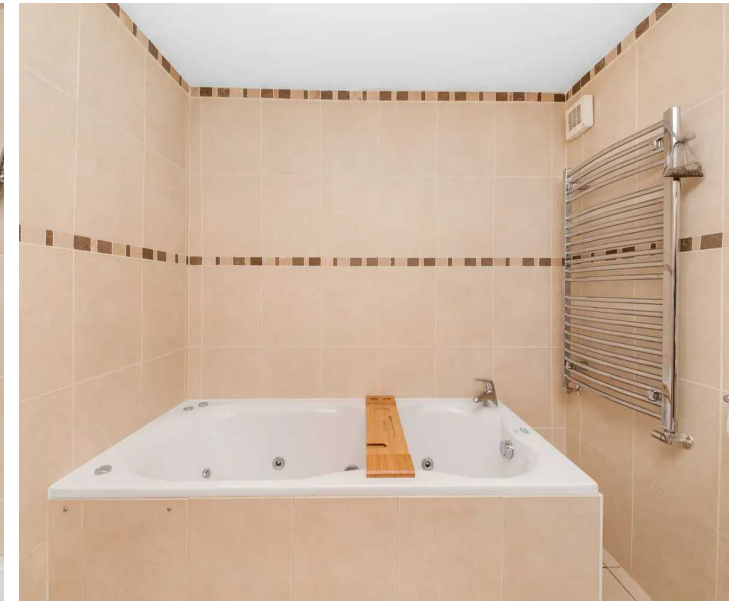
12' 10" x 10' 8" (3.91m x 3.25m)

Bedroom five is a versatile and useful space which can accommodate a double bed with ample space for freestanding furniture. The room could be utilised as a family room, hobby room, or music room, and features inset spotlighting to the ceiling, a double-glazed window to the front elevation, tiled flooring with underfloor heating, and matching tiled skirting.

### **GROUND FLOOR BATHROOM**

9' 0" x 6' 9" (2.74m x 2.06m)

The ground floor bathroom features a modern four-piece suite comprising of a broad winged wash hand basin with vanity cupboard beneath and chrome mixer tap, a low-level w.c. with push-button flush, a step-in shower cubicle with thermostatic shower, and a panel bath with tile surround, multi-jet function, and chrome mixer tap. There is attractive tiled flooring with underfloor heating, complementary tiled walls, a double-glazed window with obscure glass to the side elevation, inset spotlighting to the ceiling, and a chrome ladder-style radiator.







## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the galleried first floor landing, which features oak banister with chrome spindles, inset spotlighting and exposed timber beams to the ceiling, and doors providing access to three double bedrooms and the boiler room. There is a double-glazed skylight window which floods the landing with a great deal of natural light.



### **BEDROOM ONE**

20' 0" x 14' 7" (6.10m x 4.45m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room enjoys fabulous, open-aspect views courtesy of the bank of double-glazed windows to the rear elevation and benefits from wall-to-wall fitted wardrobes with hanging rails and shelving, a separate walk-in wardrobe/dressing area, and benefits from en-suite bathroom facilities. The principal bedroom features high-quality flooring, inset spotlighting to the ceiling, and a radiator.

### **BEDROOM ONE WALK-IN WARDROBE**

The walk-in wardrobe/dressing area to bedroom one features fitted shelving and inset spotlighting to the ceiling.

### **BEDROOM ONE EN-SUITE BATHROOM**

10' 2" x 8' 2" (3.10m x 2.49m)

The en-suite bathroom features a white five-piece suite which comprises of a low-level w.c. with push-button flush, twin wash hand basin with chrome taps and vanity cupboards beneath, a roll-top, clawfoot, double-ended bathtub with showerhead mixer tap, and a fixed frame shower cubicle. There is tiling to the walls and floor, a chrome ladder-style radiator, an extractor fan, and a bank of double-glazed windows with obscure glass to the front elevation.





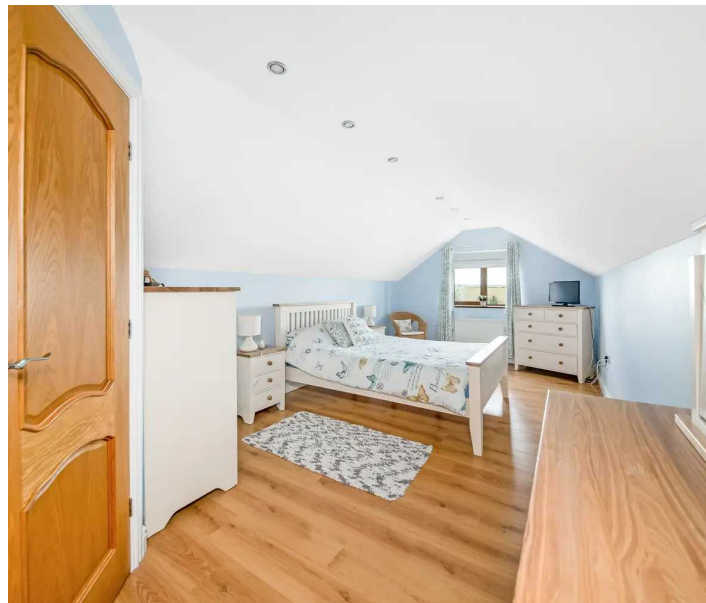
## BEDROOM TWO

23' 0" x 10' 2" (7.01m x 3.10m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is inset spotlighting to the ceiling, a radiator, high-quality flooring, and a bank of double-glazed windows to the rear elevation which take full advantage of the property's fabulous position with picturesque open-aspect views to the rear. Bedroom two benefits from en-suite shower room facilities.

## BEDROOM TWO EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite which comprises of wash hand basin with chrome mixer tap, a low-level w.c. with push-button flush, and a fixed frame step-in shower cubicle with thermostatic shower. There is tiling to the walls, laminate flooring, a ceiling light point, a radiator, and an extractor fan.





### **BEDROOM THREE**

13' 8" x 10' 2" (4.17m x 3.10m)

Bedroom three can accommodate a double bed with space for freestanding furniture. The room is currently utilised as a home office and snug, and features a bank of double-glazed windows to the front elevation, inset spotlighting to the ceiling, a radiator, and useful under-eaves storage cupboards.

### **BOILER ROOM**

12' 0" x 7' 5" (3.66m x 2.26m)

The boiler room houses the hot water cylinder, the property's Worcester-Bosch system boiler, the underfloor heating unit, and there is ample storage space.

### **Additional Information**

The property benefits from solar panels.



## EXTERNAL

### Front Garden

Externally to the front, the property features a block paved driveway which provides off street parking for multiple vehicles, the driveway leads to the detached, stone built garage. There is external lighting and external security lights.

### Rear Garden

Externally to the rear, there is a flagged patio area creating an ideal space for al fresco dining and barbecuing. There is a hardstanding for the Summer House which has lighting and power in situ. The rear garden is laid predominately to lawn and takes full advantage of the great position of the property with open aspect across neighbouring fields and open countryside. There is external lighting, power and an external tap.

### Driveway

3 Parking Spaces

The property features a block paved driveway which provides off street parking for multiple vehicles.

### Garage

Single Garage

The garage features a remote controlled, up and over door, there is lighting and power and further storage available in the rafters.









**Additional Information**

The property benefits from solar panels.

**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

**FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

**OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm









## Simon Blyth Estate Agents

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