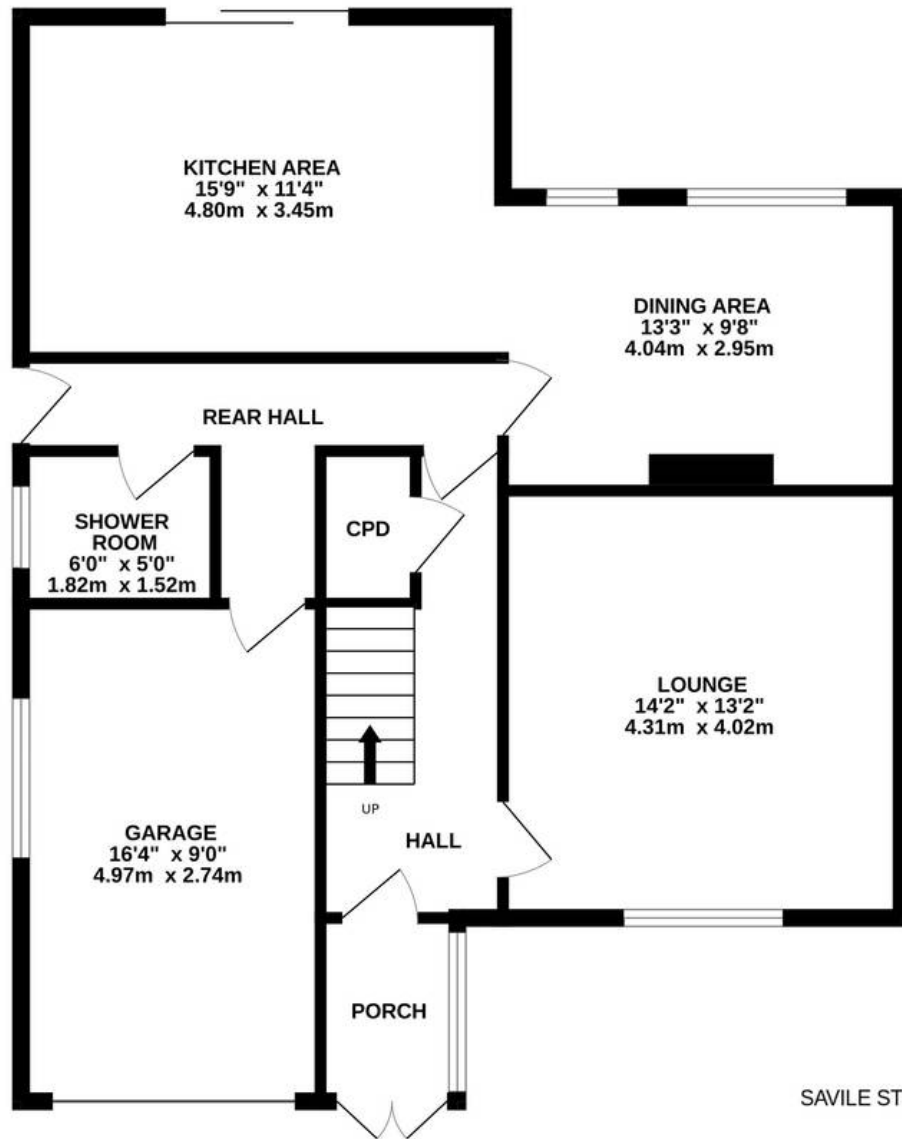




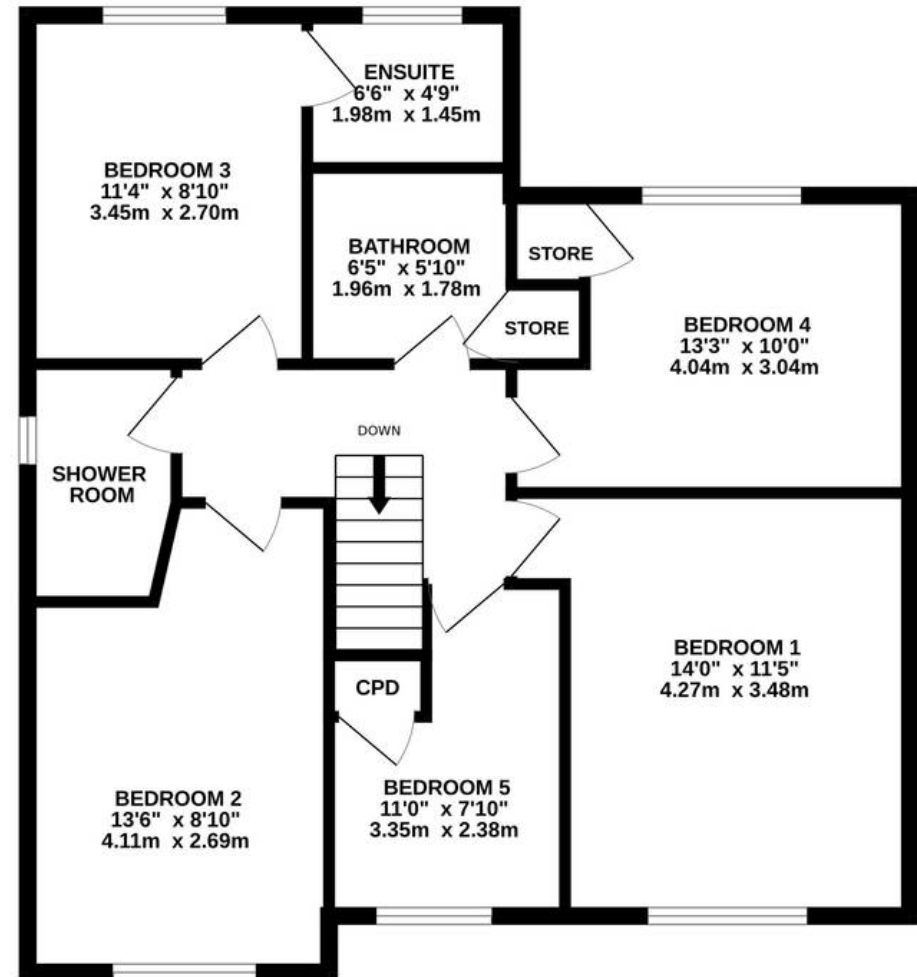
29 Savile Street, Emley
Huddersfield, HD8 9RX

Offers in Region of **£300,000**

GROUND FLOOR



1ST FLOOR



SAVILE STREET

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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29 Savile Street

Emley, Huddersfield, HD8 9RX

A SUPERBLY PRESENTED, FIVE BEDROOM, FAMILY HOME NESTLED IN THE SEMI-RURAL VILLAGE OF EMLEY. HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS THE PROPERTY BOASTS A FABULOUS, OPEN-PLAN DINING-KITCHEN, LANDSCAPED GARDENS AND THREE BATHROOMS. IN A DELIGHTFUL LOCATION, A SHORT WALK TO THE VILLAGE SHOPS, WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

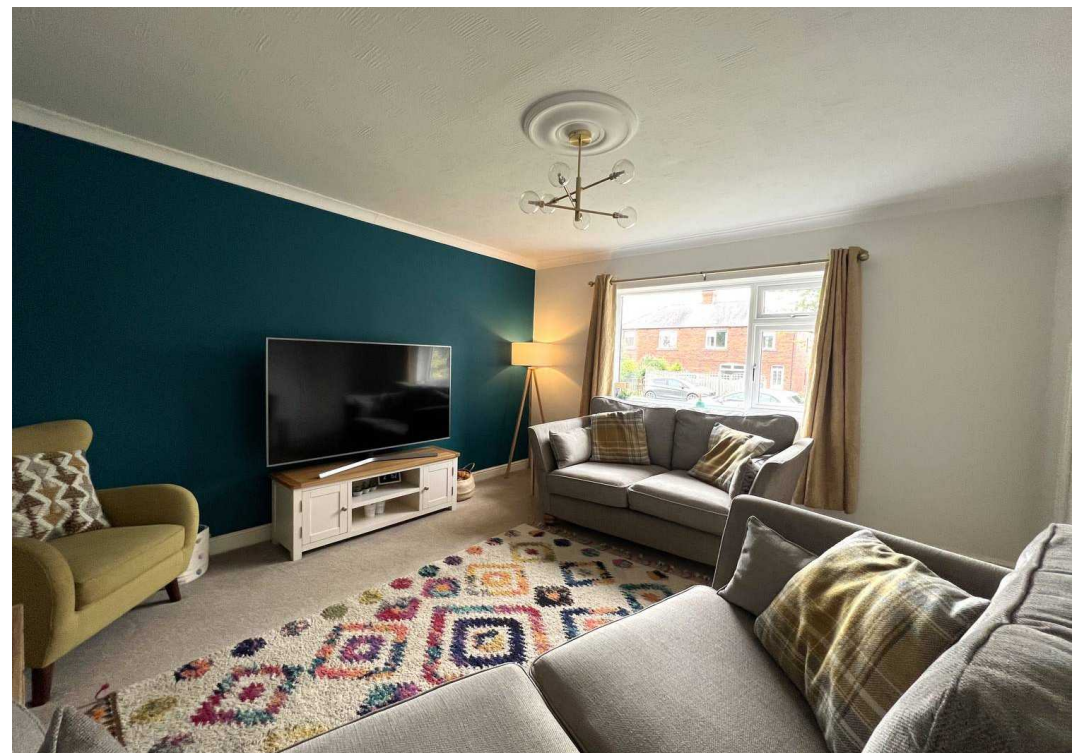
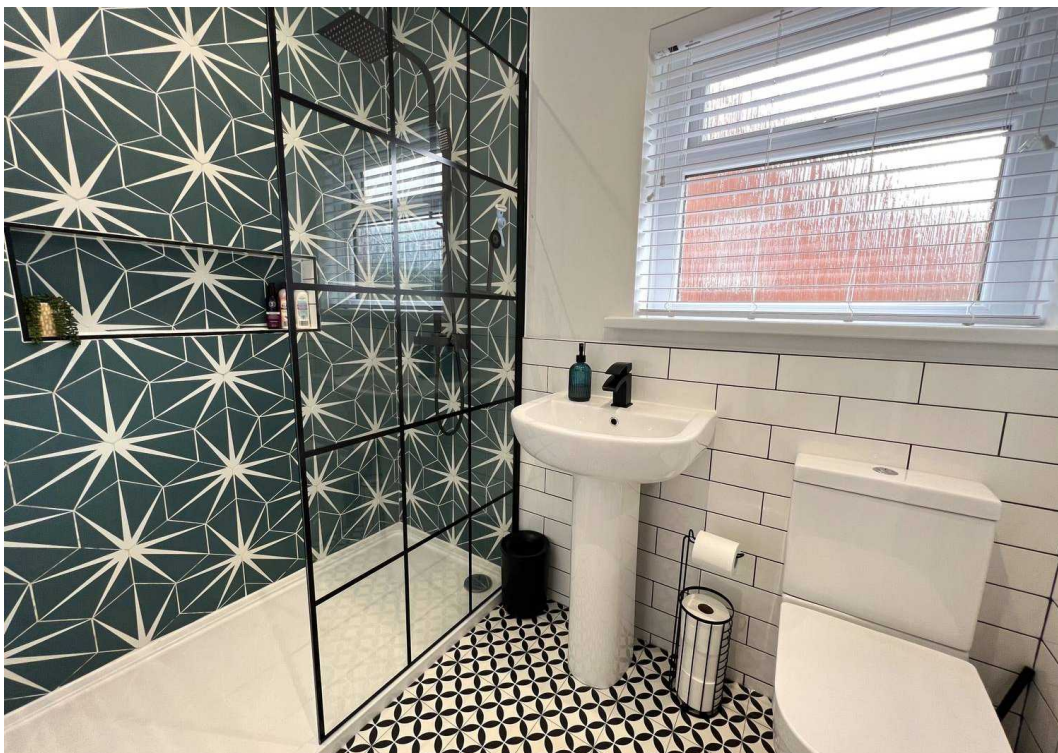
The property accommodation briefly comprises of entrance porch, entrance hall, rear hallway, ground floor shower room, lounge, open-plan dining-kitchen and integral garage to the ground floor. To the first floor there are five well proportioned bedrooms, a bathroom, and a shower room. To bedroom three is a walk-in wardrobe which could be adapted to an en-suite. Externally there is a double width driveway to the front and lawn garden, to the rear is a low maintenance garden with lawn area, children's recreational space, gravelled area and flagged patio.

Tenure Freehold.

Council Tax Band B.

EPC Rating D.







GROUND FLOOR

ENTRANCE PORCH

6' 0" x 4' 4" (1.83m x 1.32m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts into the entrance porch. There is an adjoining double-glazed window with obscure glass to the front elevation, as well as a fabulous picture window to the side elevation. The porch features a PVC-clad ceiling with ceiling light point, attractive tiled flooring, an exposed brick feature wall, and a multi-panel timber and glazed door with obscure glazed doors which leads into the entrance hall.

ENTRANCE HALL

14' 10" x 5' 10" (4.52m x 1.78m)

The most welcoming entrance hall features high-quality flooring, inset spotlighting to the ceiling, a radiator, and timber doors providing access to the lounge and rear hallway. There is also a staircase with wooden banister and spindle balustrade which rises to the first flooring and features a useful understairs storage cupboard.

LOUNGE

14' 2" x 13' 2" (4.32m x 4.01m)

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which is finished to a high standard and features decorative coving to the ceiling, an ornate ceiling rose with light point, a radiator, and a bank of double-glazed windows to the front elevation which provide the room with a great deal of natural light.

OPEN-PLAN DINING KITCHEN

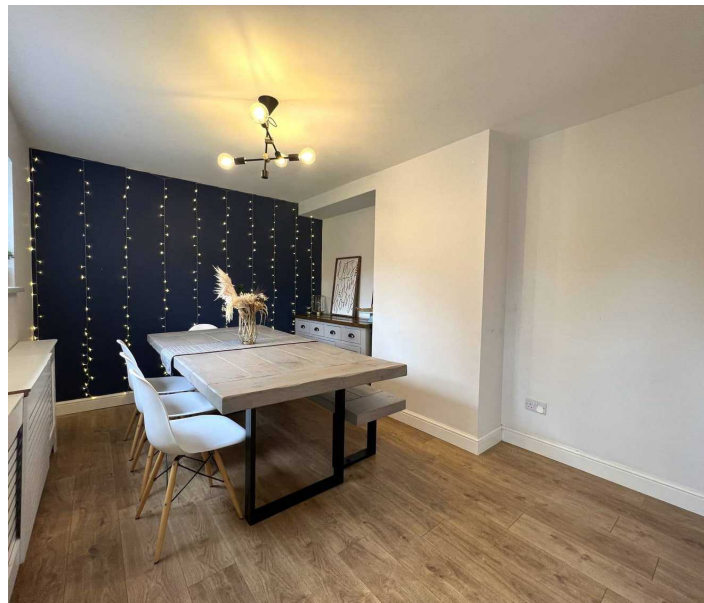
15' 9" x 11' 4" (4.80m x 3.45m)

The dining kitchen enjoys a great deal of natural light courtesy of two windows to the rear elevation and double-glazed sliding patio doors which lead out to the landscaped gardens. There is high-quality flooring, a radiator, and an anthracite column radiator. The kitchen area features a wide range of high-quality fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite, Blanco sink and drainer unit with brushed gold-effect mixer tap. There are built-in appliances, including an integral fridge freezer unit and an integrated dishwasher. There is space for a five-ring range cooker with canopy-style cooker hood over, attractive tiling to the splash areas, soft-closing doors and drawers, and the focal point of the kitchen is the breakfast island with matching shaker-style drawer fronts and two ceiling light points above.

DINING AREA

13' 3" x 9' 8" (4.04m x 2.95m)

The dining area is a versatile space which could be utilised as a family room. There is a central ceiling light point and two windows to the rear elevation providing pleasant views across the garden.



**REAR HALLWAY**

The high-quality flooring continues through from the entrance hall into the rear hallway, which features a door leading into the open-plan dining kitchen, integral garage and ground floor shower room. There is inset spotlighting to the ceiling, a radiator, and a double-glazed external door with obscure glazed inserts to the side elevation.

GROUND FLOOR SHOWER ROOM

6' 0" x 5' 0" (1.83m x 1.52m)

The ground floor shower room features a three-piece suite comprising of a low-level w.c. with push-button flush, a pedestal wash hand basin, and a fixed frame shower with thermostatic shower and tiled surround. There is tiled flooring, tiling to the walls, inset spotlighting to the ceiling, a radiator, and a double-glazed window with obscure glass to the side elevation.

FIRST FLOOR**FIRST FLOOR LANDING**

Taking the staircase from the entrance hall, you reach the first floor landing, with doors providing access to five well-proportioned bedrooms, the house bathroom, and the house shower room. There is a ceiling light point and a wooden banister with spindle balustrade over the stairwell head.

BEDROOM ONE

14' 0" x 11' 5" (4.27m x 3.48m)

Bedroom one 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, a ceiling light point, two reading light points, a radiator, and two banks of fitted wardrobes with hanging rails and shelving in situ.

BEDROOM TWO

8' 10" x 13' 6" (2.69m x 4.11m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. The room features a fitted wardrobe, decorative wall panelling, a ceiling light point, and a radiator. There is a bank of double-glazed windows to the front elevation which offer pleasant far-reaching views.

BEDROOM THREE

11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. The room features a bank of double-glazed windows to the rear elevation, a ceiling light point, a radiator, and a loft hatch with drop-down ladder providing access to a useful attic space. There is also a walk-in wardrobe which could be utilised as an en-suite (subject to necessary works).

BEDROOM THREE WALK-IN WARDROBE / POTENTIAL EN-SUITE

4' 9" x 6' 6" (1.45m x 1.98m)

This versatile space could be utilised in a variety of ways, featuring a double-glazed window to the rear elevation, a ceiling light point, and a radiator.



Simon Blyth

ESTATE AGENTS



HOUSE SHOWER ROOM

7' 4" x 4' 10" (2.24m x 1.47m)

The shower room features a contemporary three-piece suite comprising of a fixed frame walk-in shower with thermostatic rainfall shower and separate handheld attachment, a pedestal wash hand basin with cascading waterfall mixer tap, and a low-level w.c. with push-button flush. There is tile-effect vinyl flooring, attractive contrasting tiling to the walls and splash areas, inset spotlighting to the ceiling, a double-glazed window with obscure glass to the side elevation, and a matt black, horizontal, ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a generous driveway providing off-street parking and leading to the integral garage. There is a lawn area to the side of the driveway, fenced boundaries, and a block paved pathway leading down the side of the property to the rear gardens.

REAR GARDEN

Externally to the rear, the property features a fabulous garden which is laid predominantly to lawn with a low-maintenance gravelled area and a flagged patio, ideal for al fresco dining and barbecuing. There is an additional children's recreational area.

GARAGE

16' 4" x 9' 0" (4.98m x 2.74m)

The garage features a sectional up-and-over door, lighting and power in situ, and a double-glazed window with obscure glass to the side elevation. The garage houses the property's wall-mounted combination boiler, as well as offering space and provisions for an automatic washing machine.



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.

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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



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