

**Simon Blyth**  
ESTATE AGENTS

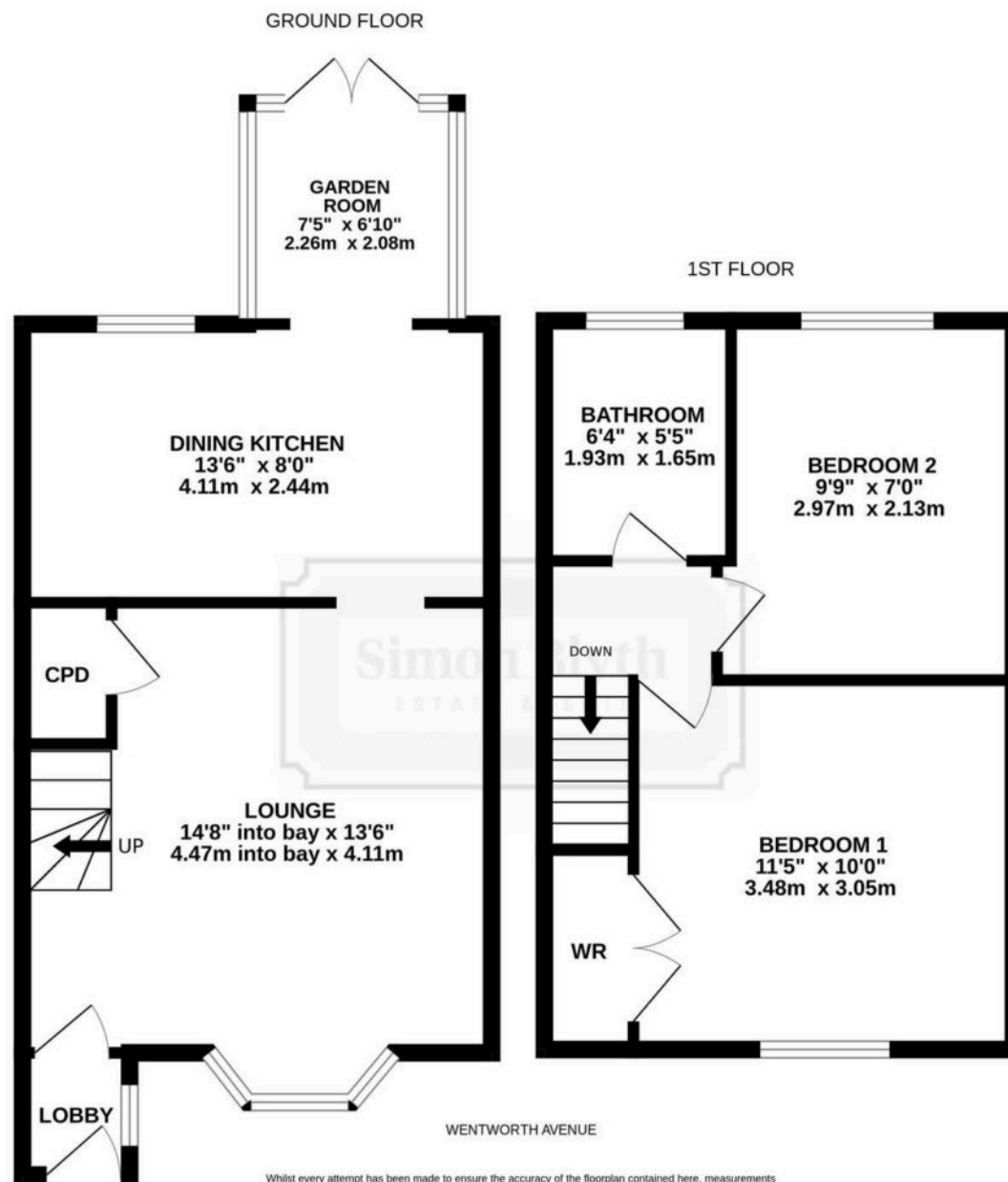


**Wentworth Avenue, Emley**

Huddersfield, HD8 9XR

Offers in Region of **£230,000**





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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## 43 Wentworth Avenue

Emley, Huddersfield, HD8 9XR

NESTLED ON THE FRINGES OF A QUIET CUL-DE-SAC SETTING AT THE EDGE OF THE SOUGHT AFTER VILLAGE OF EMLEY. THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING, AND HAS PLEASANT WALKS NEARBY. BOASTING FANTASTIC OPEN ASPECT VIEWS TO THE REAR ACROSS THE VALLEY, VERSATILE AND WELL APPOINTED ACCOMMODATION AND LOW MAINTENANCE, LANDSCAPED GARDEN TO THE REAR.

The property accommodation briefly comprises of entrance, lounge, open-plan dining-kitchen and garden room to the ground floor. To the first floor there are two well proportioned bedrooms and a newly fitted house shower room. Externally there is a driveway to the front providing off street parking and an enclosed, beautiful patio garden to the rear, with potting shed and garden shed.

Tenure Freehold.  
EPC Rating C.  
Council Tax Band B.





## GROUND FLOOR

### ENTRANCE

4' 3" x 3' 0" (1.30m x 0.91m)

Enter into the property through a double-glazed, composite front door with obscure and stained glass inserts with leaded detailing. There is a ceiling light point, a double-glazed window to the side elevation, a radiator, and a door proceeding into the lounge.

### LOUNGE

14' 8" x 13' 6" (4.47m x 4.11m)

The lounge enjoys a great deal of natural light cascading through a double-glazed bay window to the front elevation. There is a central ceiling light point, two cast-iron column radiators, a kite winding staircase with oak banister and glazed balustrade rising to the first floor, a useful understairs storage cupboard, and an arched doorway leading into the open-plan dining kitchen.

### OPEN-PLAN DINING KITCHEN

8' 0" x 13' 6" (2.44m x 4.11m)

The open-plan dining kitchen enjoys a great deal of natural light which cascades through a double-glazed bank of windows to the rear elevation and is borrowed from the garden room. The kitchen features a range of high-quality fitted and wall base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a composite sink and drainer unit with chrome mixer tap. There are built-in appliances including a four-ring gas hob with touch-sensitive Elica cooker hood over and a Zanussi oven, and there is space and provisions for an automatic washing machine, as well as a pantry cupboard which could accommodate an integral fridge freezer unit. There is inset spotlighting to the ceiling, two ceiling light points over the dining area, an anthracite ladder-style radiator, and attractive tiled flooring. A double doorway then seamlessly leads into the garden room.







#### **GARDEN ROOM**

7' 5" x 6' 10" (2.26m x 2.08m)

The garden room is a versatile and useful addition to the property, and enjoys a great deal of natural light courtesy of banks of windows to the side elevations and rear elevation and double-glazed French doors leading out to the rear gardens. There is a ceiling light point, a radiator, a continuation of the attractive tiled flooring from the dining kitchen, and the garden room benefits from fantastic, open-aspect views over the playing fields and far into the distance.

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance, you reach the landing, which features doors providing access to two well-proportioned bedrooms and the house shower room. There is a ceiling light point and a loft hatch providing access to a useful attic space.

### BEDROOM ONE

10' 0" x 11' 5" (3.05m x 3.48m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, a useful built-in wardrobe over the bulkhead for the stairs, and a bank of double-glazed windows to the front elevation which provide a pleasant open outlook with Emley Moor Mast in the distance.

### BEDROOM TWO

7' 0" x 9' 9" (2.13m x 2.97m)

Bedroom two takes full advantage of pleasant, open-aspect views over rooftops and far across the valley courtesy of a bank of double-glazed windows to the rear elevation. There is inset spotlighting to the ceiling and a radiator.

### SHOWER ROOM

5' 5" x 6' 4" (1.65m x 1.93m)

The shower room features a contemporary, three-piece suite which comprises a low-level w.c. with push-button flush, a pedestal wash hand basin, and a quadrant-style, fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is attractive flooring and contrasting tiled walls, a panelled ceiling with inset spotlighting and extractor fan, and a ladder-style radiator.







## EXTERNAL FRONT GARDEN

The property is situated at the edge of a quiet cul-de-sac. Externally to the front, the property features a block paved double driveway which then leads to a flagged patio area ideal for sitting out and enjoying the morning and afternoon sun.

## REAR GARDEN

Externally to the rear, the property enjoys the sunshine in the afternoon and evening. The gardens are low maintenance, enclosed, and feature an attractive flagged patio ideal for al fresco dining and barbecuing, raised flower and shrub beds, and at the bottom of the garden is a hardstanding for a substantial potting shed with lighting and power in situ. There is also a gate which encloses the rear garden and provides access for bins, and there is inset lighting to the retaining flower bed walls, an external tap, and an external double plug point.













## **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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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

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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