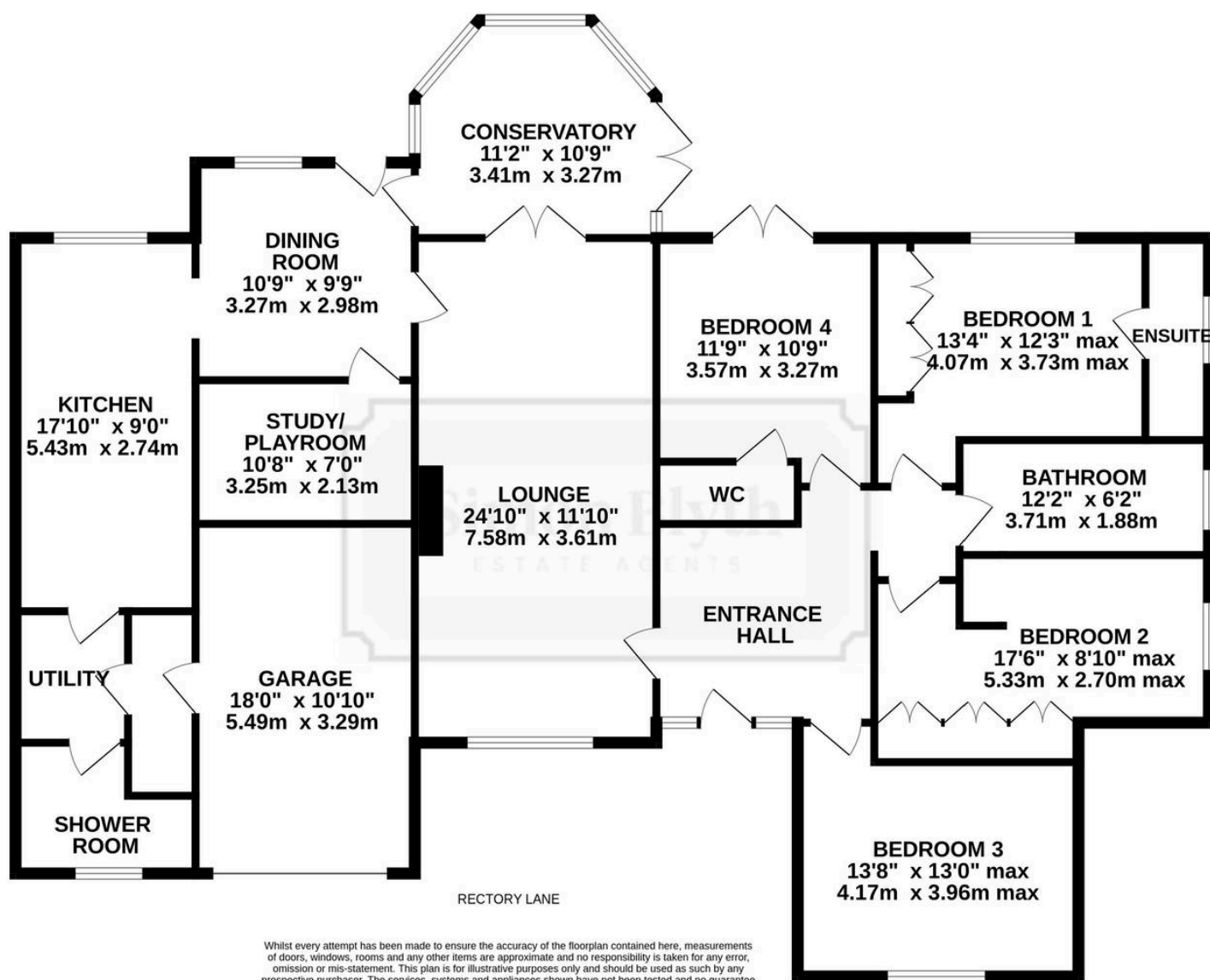




**Amber Lodge, Rectory Lane, Emley**  
Huddersfield, HD8 9RR

Offers in Region of **£725,000**





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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## Amber Lodge, Rectory Lane

Emley, Huddersfield, HD8 9RR

OCCUPYING A MOST IMPRESSIVE POSITION, WITH PANORAMIC VIEWS ACROSS NEIGHBOURING GRAZING LAND, Paddock AND OPEN COUNTRYSIDE IS THIS FANTASTIC, DETACHED, TRUE BUNGALOW. BOASTING SPACIOUS AND VERSATILE ACCOMMODATION AND WITH THE BENEFIT OF PLANNING CONSENT TO EXTEND TO CREATE A FABULOUS OPEN-PLAN LIVING/DINING KITCHEN AND THREE ADDITIONAL BEDROOMS TO THE FIRST FLOOR. SITUATED ON A QUIET ADDRESS IN THE AFFLUENT VILLAGE OF EMLEY, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property briefly comprises entrance hall, lounge, dining room, study/playroom, breakfast kitchen, utility room, shower room, conservatory, four double bedrooms; one with en-suite and one with w.c., and house bathroom. Externally to the front is a concrete pressed driveway, providing off-street parking for multiple vehicles and leading to the integral garage, and a superb lawn garden which sweeps down the side of the property. To the rear is a flagged patio, a lawn area and a flagged hardstanding ideal for a garden shed, all benefitting from panoramic views across the valley.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a multi-panel timber and glazed front door with obscure and stained glass inserts and leaded detailing. The entrance hall features adjoining double-glazed windows with obscure glass and leaded detailing, Amtico flooring, decorative coving to the ceiling, inset spotlighting, a radiator, and is home to the intercom system which controls the remote access gate.

### LOUNGE

24' 10" x 11' 10" (7.57m x 3.61m)

The lounge is a generously proportioned, light and airy reception room which features a double-glazed bayed window to the front elevation, and timber and glazed French doors to the rear elevation which provide seamless access into the conservatory. There is ornate coving to the ceiling, two ceiling light points, two radiators, three wall light points, and the focal point of the room is the living flame effect gas fireplace with beautiful cast-iron inset, limestone surround, and granite hearth. A multi-panel oak door proceeds into the formal dining room.





### **FORMAL DINING ROOM**

10' 9" x 9' 9" (3.28m x 2.97m)

The formal dining room takes full advantage of fabulous open-aspect views to the rear elevation through a double-glazed bank of windows. There is a double-glazed external door providing access to the gardens, a timber and glazed door proceeding into the conservatory, a doorway leading into the breakfast kitchen, and an oak door providing access to the snug/cinema room. The dining room features oak flooring, a ceiling light point, and a radiator.

### **SNUG / CINEMA ROOM**

10' 8" x 7' 0" (3.25m x 2.13m)

This versatile space can be utilised in a variety of ways, including as a home office, playroom or hobby room. There is decorative coving to the ceiling, two wall light points, and a radiator.

### **CONSERVATORY**

11' 2" x 10' 9" (3.40m x 3.28m)

The conservatory takes full advantages of superb, panoramic views across open countryside through dual-aspect banks of double-glazed windows. There is a central ceiling light point, two up-and-down lights on the walls, a radiator, ample plugs points, and double-glazed French doors providing access to the rear patio.





## BREAKFAST KITCHEN

17' 10" x 9' 0" (5.44m x 2.74m)

The breakfast kitchen room features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces and upstand, which incorporate a one-and-a-half-bowl, inset, stainless steel sink unit with chrome mixer tap and bevelled drainer. The kitchen is equipped with built-in appliances, including a four-ring ceramic hob with cooker hood over, a waist-level oven, a shoulder-level combination microwave oven, a fridge freezer unit, and a dishwasher. There is space and provisions for an integrated washing machine, and the kitchen houses the floor-mounted combination boiler. Additionally, there is under-unit lighting, two ceiling light points, a radiator, dual-aspect banks of windows, oak flooring, and an oak multi-panel door providing access to the utility. The centrepiece of the kitchen is the fabulous breakfast island with contrasting oak worktop and cupboards beneath.

## UTILITY ROOM / PANTRY

The oak flooring continues through from the breakfast kitchen into the utility room, which features a range of fitted wall and base units with matching shaker-style cupboard fronts and oak work surface over. There is a ceiling light point, and multi-panel timber doors providing access to the cloaks cupboard and the shower room.





#### **SHOWER ROOM**

The shower room features a modern, three-piece suite comprising a fixed frame shower cubicle with electric Triton Riba shower, and a low-level w.c. with concealed cistern and push-button flush which incorporates a wash hand basin with vanity cupboard beneath and chrome Monobloc mixer tap. There is tiled flooring, tiling to the walls, a ceiling light point, an extractor vent, a bank of double-glazed windows with obscure glass to the front elevation, a horizontal ladder-style radiator, and a useful toiletry cabinet for storage.

#### **CLOAKS CUPBOARD**

The cloaks cupboard features a continuation of the oak flooring from the utility room, two wall light points, an extractor fan, a radiator, and a multi-panel oak door providing access to the garage.

#### **GARAGE**

18' 0" x 10' 10" (5.49m x 3.30m)

The garage features an electric, sectional, up-and-over door, lighting and power in situ, and a loft hatch with drop-down ladder providing access to a useful storage area above, which is boarded and benefits from a skylight providing natural light.



### BEDROOM ONE

13' 4" x 12' 3" (4.06m x 3.73m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture, but also benefits from floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ. There is decorative coving to the ceiling, a ceiling light point, inset spotlighting over the dressing area, a radiator, and a bank of double-glazed windows to the rear elevation with breath-taking panoramic views across rolling fields and open countryside towards Emley Moor Mast. An oak door provides access to the en-suite shower room.

### BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a white three-piece suite comprising of a fixed frame shower cubicle with electric Triton Riba shower, a pedestal wash hand basin with chrome mixer tap and tiled splashback, and a low-level w.c. with push-button flush. There is LVT flooring, a double-glazed window with obscure glass to the side elevation, a ceiling light point, an extractor fan, and a radiator.

### BEDROOM TWO

17' 6" x 8' 10" (5.33m x 2.69m)

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture and benefitting from floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ. There is decorative coving to the ceiling, inset spotlighting, a radiator, and a double-glazed window to the side elevation across the property's gardens.







### **BEDROOM THREE**

13' 8" x 13' 0" (4.17m x 3.96m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed bayed window to the front, coving to the ceiling, three wall light points, and a radiator.

### **BEDROOM FOUR**

11' 9" x 10' 9" (3.58m x 3.28m)

Bedroom for can accommodate a double bed with space for freestanding furniture. There are double-glazed French doors to the rear elevation, providing direct access to the gardens and also taking advantage of open aspect views across the valley, and there is inset spotlighting to the ceiling, a radiator, oak flooring, a television point, and a multi-panel oak door providing access to the en-suite w.c.

### **BEDROOM FOUR EN-SUITE W.C.**

The en-suite features a two-piece suite comprising a pedestal wash hand basin with chrome Monobloc mixer tap and tiled splashback, and a low-level w.c. with push-button flush. There is attractive flooring, a wall light point, a horizontal ladder-style radiator, and an extractor vent.



### **BATHROOM**

12' 2" x 6' 2" (3.71m x 1.88m)

The bathroom features a modern, white, four-piece suite comprising a corner bath with chrome mixer tap, a low-level w.c. with concealed cistern and push-button flush which incorporates a bank of vanity units with a broad wash hand basin and chrome mixer tap over, and a walk-in fixed frame shower cubicle with thermostatic and multi-jet shower function. There is ceiling panelling, inset spotlighting, an extractor vent, tiled flooring, attractive tiling to the walls, a chrome ladder-style radiator, wall cabinets with pelmet lighting and vanity mirror, and a double-glazed window with obscure glass to the side elevation.



## GARDEN

### FRONT GARDEN

Externally to the front, the property is accessed via a remote-controlled gate which leads onto the fabulous, concrete pressed driveway, providing off-street parking for multiple vehicles and leading to the front of the property and to the integral garage. There are various up-and-down lights, a superb lawn garden which sweeps down the side of the property, and a front garden which is particularly private and features well-stocked flower and shrub beds. There is a further lawn area to the right hand side of the property, with privacy-bearing laurel hedging and beautiful dry stone wall boundary.

### REAR GARDEN

Externally to the rear is a flagged patio ideal for al fresco dining and barbecuing, and which overlooks the neighbouring paddock and offers delightful panoramic views across the valley. The rear garden is relatively low maintenance, featuring a lawn area and a flagged hardstanding ideal for a garden shed. There is an external tap, an external security light, and a part-fence and part-wall boundary.

### DRIVEWAY

4 Parking Spaces

### GARAGE

Single Garage



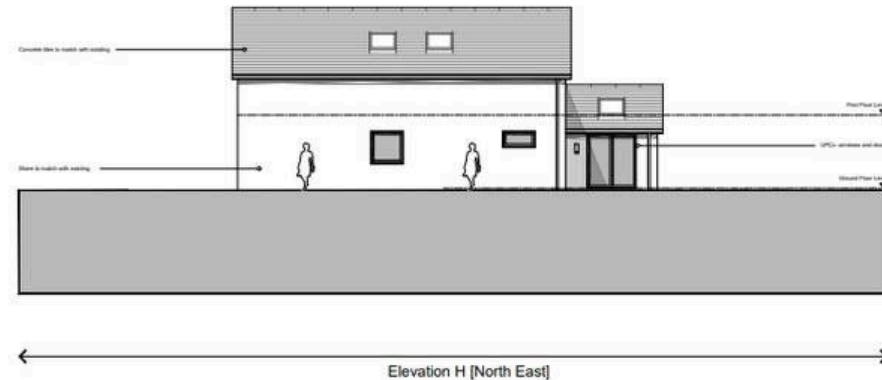
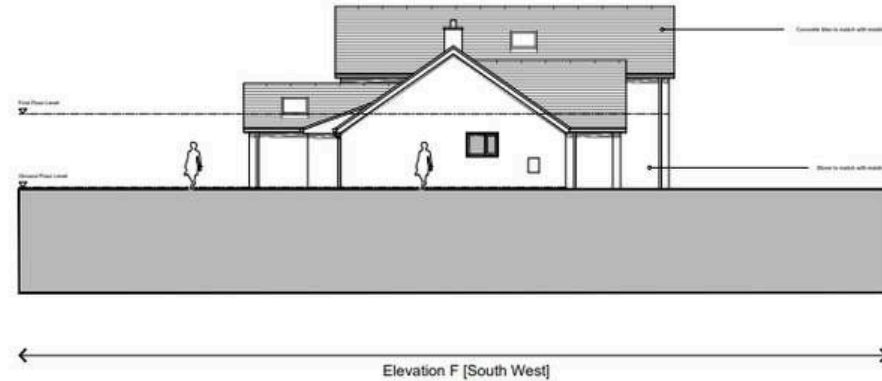






Drawn Scale 1:100

Drawn Scale 1:50



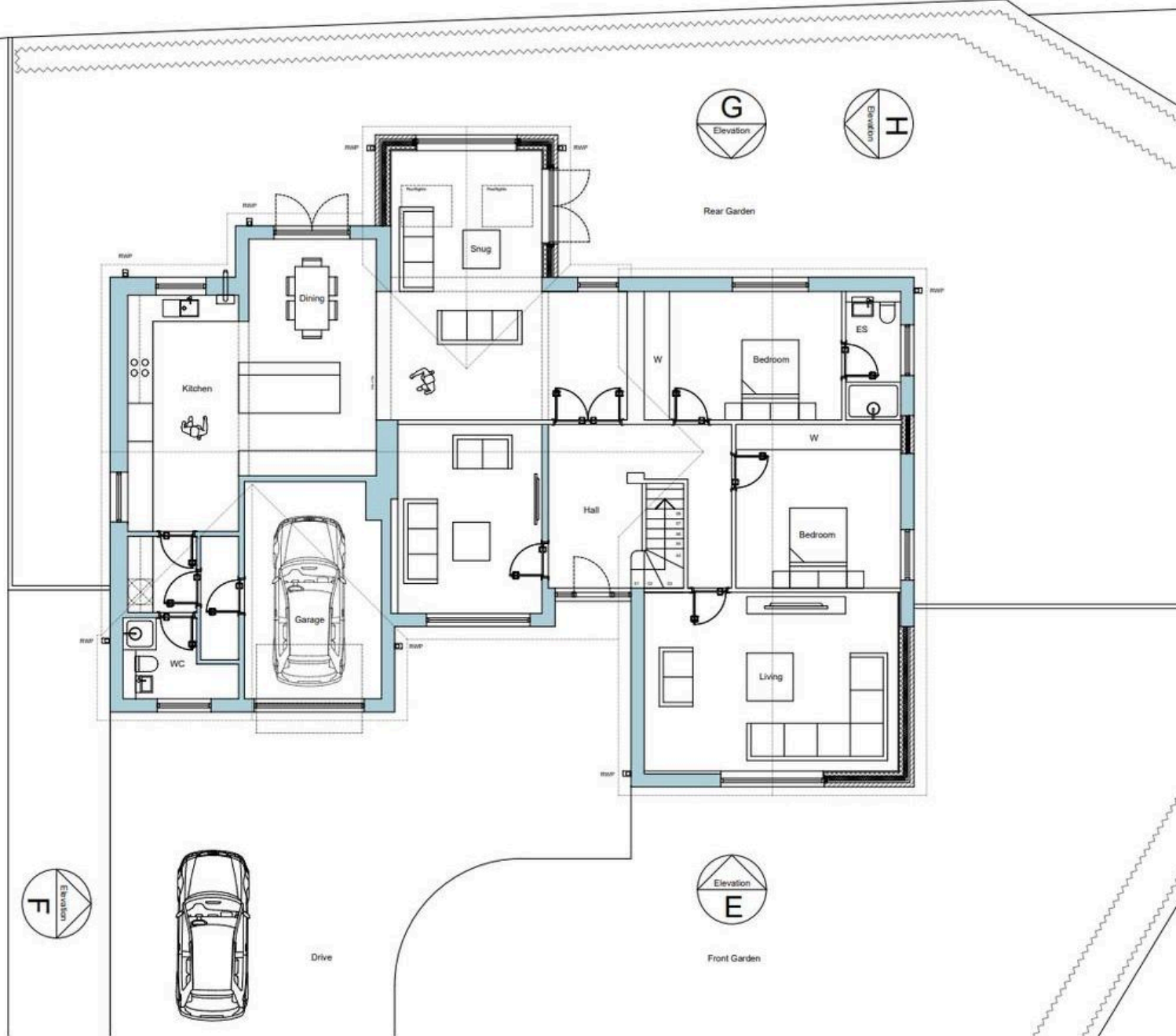
Issue Purpose: PLANNING APPLICATION			
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AHJ architects			
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The Company	11170624000	<b>AHJ</b> architects	
124 Commercial Road	11170624000		
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www.ahjarchitects.co.uk			
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Client: Mr Gordon	11170624000	Project: 2016 - 17 Rectory Lane - Domestic Extension	
Drawn By: November 2024		Date: November 2024	

Proposed Elevations 1:100 @ A1

## PLANNING PERMISSION:

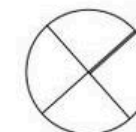
Planning permission has been granted for the removal of existing conservatory and erection of single storey front extension with enlarged gable elevation and associated external alterations. Planning application number 2024/62/93349/E





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Drawn Scale 1:50  
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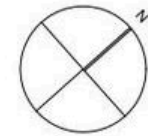
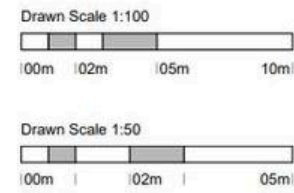
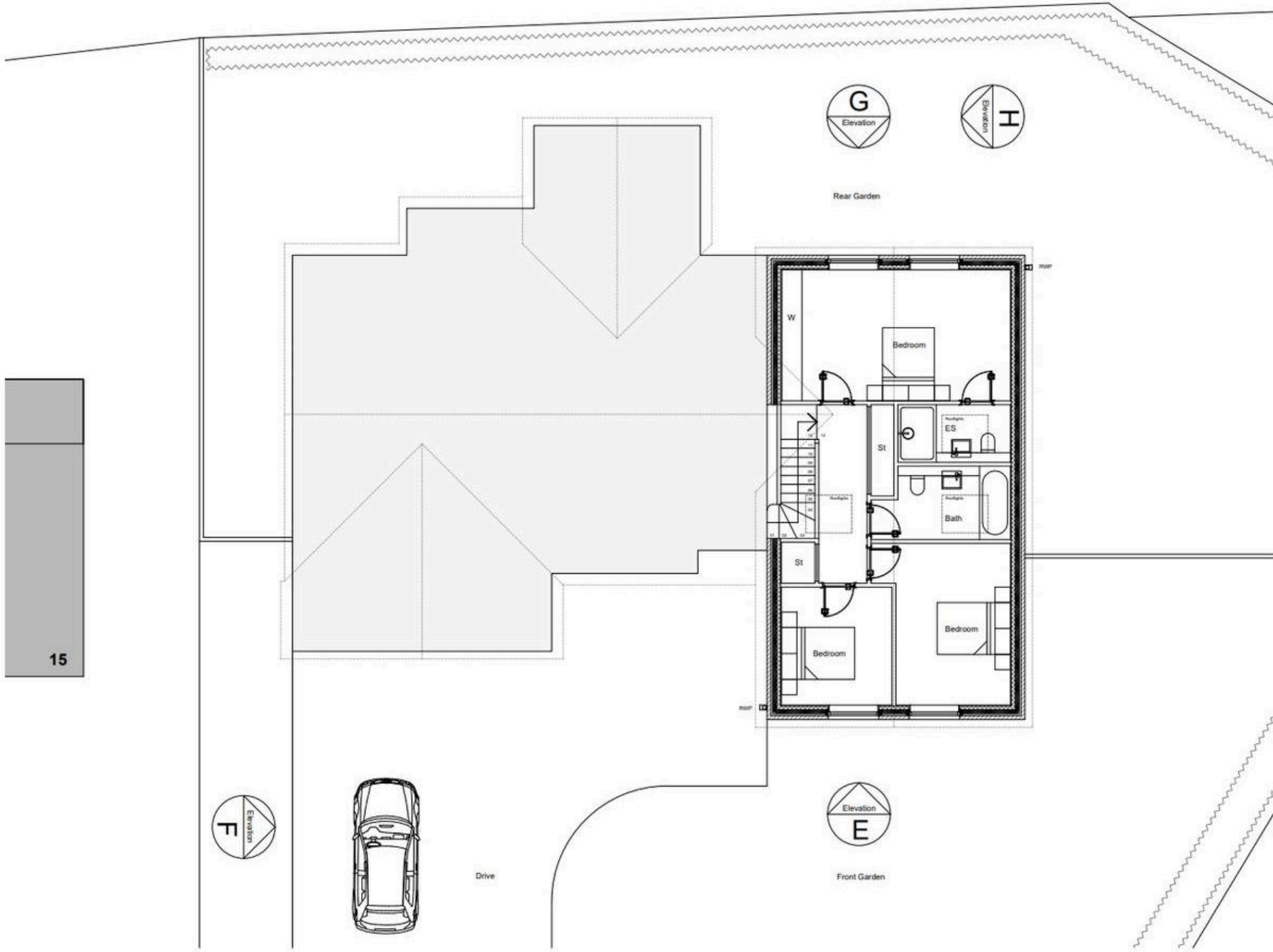
Issue Purpose: PLANNING APPLICATION

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**AHJ**  
 architects

Client: M Gordon  
 Project: 2016 - 17 Rectory Lane - Domestic Extension  
 Title: Proposed Ground Floor Plan  
 Drawn Scale:  
 Date: November 2014  
 Scale: 1:50 (A1)







## **VIEWING**

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

## **BOUNDARY OWNERSHIP**

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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:

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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.

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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





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