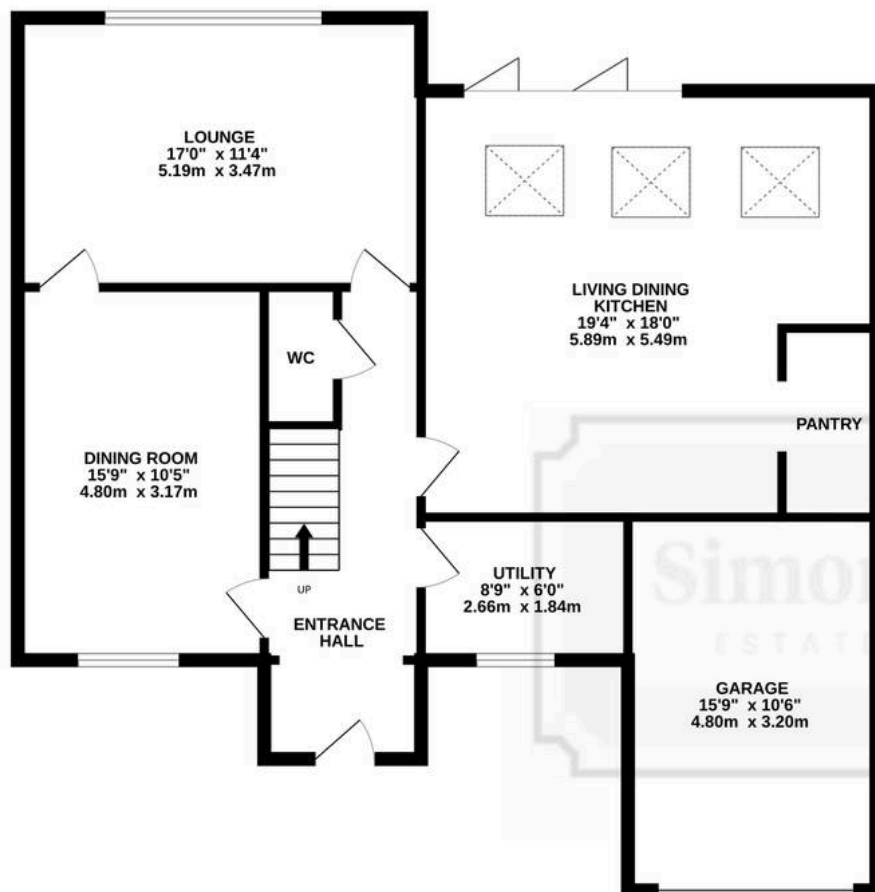




Chapel Royd, Emley
Huddersfield, HD8 9GN

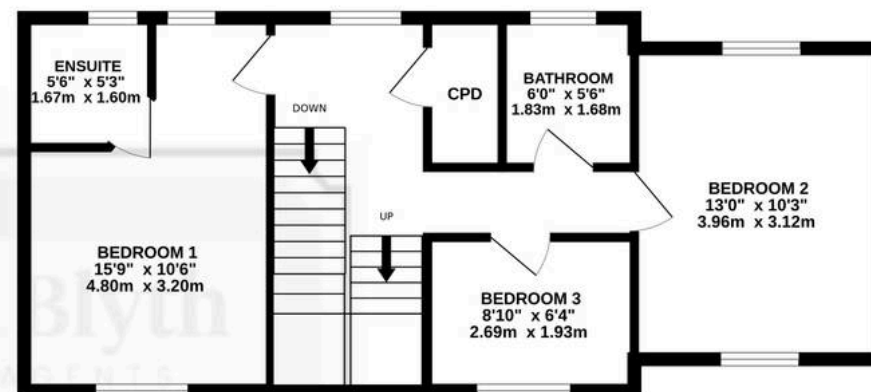
Offers in Region of **£525,000**

GROUND FLOOR

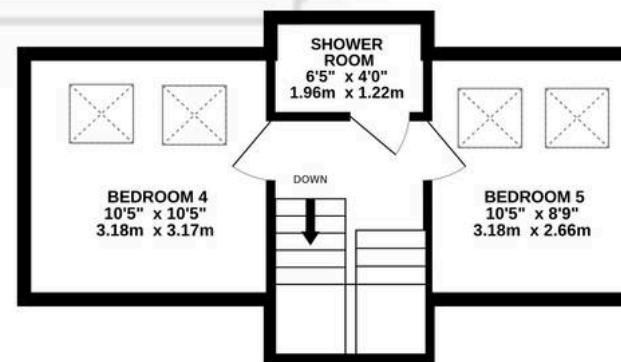


CHAPEL ROYD

1ST FLOOR



2ND FLOOR



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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1 Chapel Royd

Emley, Huddersfield, HD8 9GN

NESTLED AMONGST A HANDFUL OF SIMILARLY EXECUTIVE FAMILY HOMES IN THE CENTRE OF THE POPULAR VILLAGE OF EMLEY, THIS SUPERBLY PRESENTED PROPERTY BOASTS SPACIOUS AND VERSATILE ACCOMMODATION ACROSS THREE FLOORS, WITH HIGH SPECIFICATION FIXTURES AND FITTINGS HAVING BEEN MUCH IMPROVED BY THE CURRENT VENDORS. THE PROPERTY BOASTS OPEN-PLAN DINING KITCHEN AND FAMILY ROOM, WITH FULLY KITTED PANTRY AND BI-FOLD DOORS LEADING TO THE GARDENS, THE PRINCIPAL BEDROOM HAS EN-SUITE SHOWER ROOM FACILITIES AND ALSO WITH TWO SPACIOUS RECEPTION ROOMS IDEAL FOR THE GROWING FAMILY. THE PROPERTY IS IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND BOASTS LOVELY COUNTRYSIDE WALKS NEARBY.

The property comprises entrance hall, utility room, downstairs WC, lounge with vaulted ceiling, formal dining room, open-plan dining-kitchen and family room and pantry to the ground floor. To the first floor, there are three well proportioned bedrooms and the house bathroom with the principal bedroom having en-suite shower room. To the second floor, there are two further bedrooms and a shower room. Externally, the property is situated in a courtyard setting with driveway leading to an attached single garage. To the rear is a low maintenance garden with lawn, patio and pond.

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

Simon Blyth
ESTATE AGENTS



GROUND FLOOR

ENTRANCE HALL

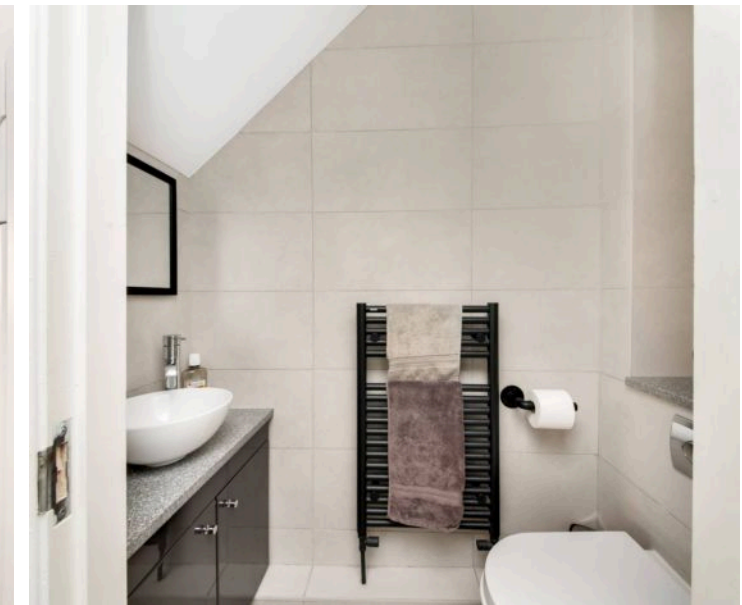
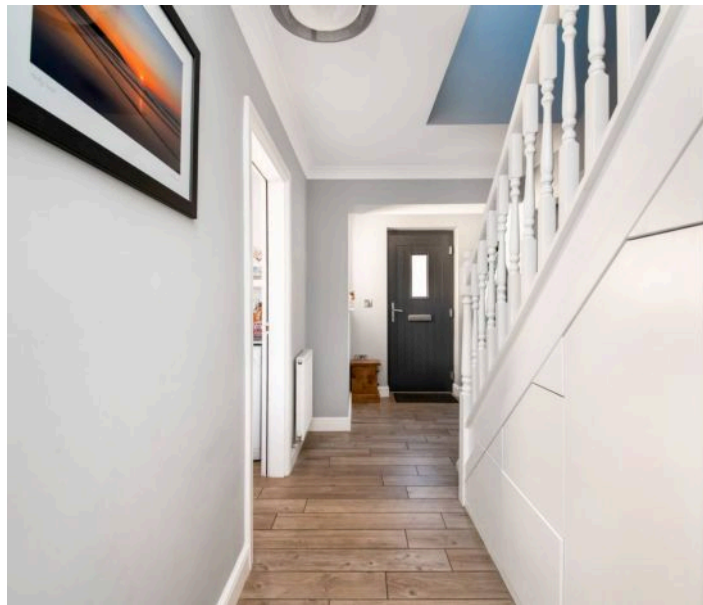
19' 8" x 6' 5" (5.99m x 1.96m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. There is a double-glazed window to the side elevation, attractive tiled flooring with underfloor heating, decorative coving to the ceiling, a radiator, a staircase with wooden banister and traditional spindle balustrade rising to the first floor, and useful, bespoke, understairs cupboard. Doors provide access to the utility room, open-plan dining kitchen and family room, lounge, downstairs WC and the second reception room/formal dining room.

DOWNSTAIRS WC

5' 10" x 2' 4" (1.78m x 0.71m)

The downstairs WC features a continuation of the attractive tiled flooring from the entrance hall. There is a modern two-piece suite comprising a low-level WC with concealed cistern and push-button flush, and a wash hand basin with vanity cupboard beneath and chrome monobloc mixer tap. There is attractive tiling to the walls, a Tissino anthracite ladder-style radiator, a central ceiling light point and an extractor fan.





LOUNGE

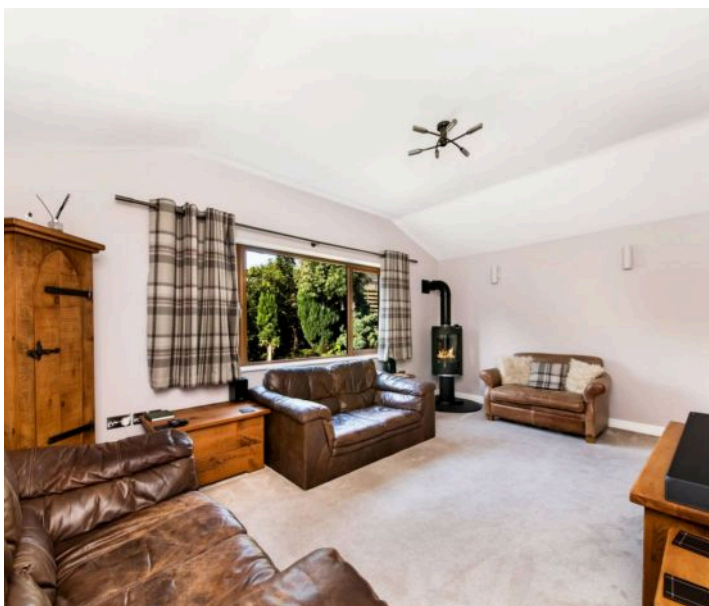
17' 0" x 11' 4" (5.18m x 3.45m)

The lounge is a generously proportioned, light and airy reception room which features a fabulous, vaulted ceiling with central ceiling light point. There is a bank of double-glazed windows to the rear elevation offering pleasant views over the gardens, four wall light points, television and telephone points, and the focal point of the room is the Jotul floor mounted, living-flame-effect, stove-effect fire.

SECOND RECEPTION ROOM / FORMAL DINING ROOM

10' 5" x 15' 9" (3.18m x 4.80m)

This versatile space can be utilised in a variety of ways and features decorative coving to the ceiling, two wall light points, a central ceiling light point, and the focal point of the room is the living flame-effect gas fireplace with attractive inset and hearth and ornate mantel surround. There is a bank of double-glazed windows to the front elevation, two radiators and a door providing access to the lounge.



OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

18' 0" x 19' 4" (5.49m x 5.89m)

This space is sure to impress, boasting a high-quality fitted kitchen with Siematic units to the high and low levels, complementary Dekton work surfaces over which incorporate a twin inset Blanco sink unit with mixer tap. There are integrated Miele appliances including a four-ring induction ceramic hob with downdraft extraction, a shoulder-level steam oven, a waist-level oven and warming drawer, an integrated dishwasher, and full-height fridge and freezer units with the freezer unit also boasting an automatic ice maker. Additionally, the kitchen benefits from a ceramic splashback, LED under-unit light, a plinth heater, soft-closing doors and drawers, inset spotlighting, a breakfast peninsula, and attractive tiled flooring with underfloor heating. A pocket door leads into the pantry, and the kitchen blends seamlessly with the dining area and family room. The dining and family area enjoys a great deal of natural light which cascades through double-glazed, bi-folding, anthracite doors to the rear elevation and three skylight Velux windows with integrated blinds. There is inset spotlighting to the ceiling, a continuation of the attractive tiled flooring from the kitchen, and an alcove for a media unit with fitted base cupboards with a solid oak top for additional storage. The bi-folding doors are of Centaur manufacture and boast integrated fly screen and privacy blind, and provide fabulous views on the property's landscaped and low-maintenance gardens which are particularly private and well-stocked.

PANTRY

4' 10" x 9' 2" (1.47m x 2.79m)

The pantry features a continuation of the tiled flooring, as well as matching fitted base units with complementary work surfaces over and matching upstand. There is fitted solid oak shelving, soft-closing doors and drawers, display shelving, inset spotlighting, a ceramic splashback, and a Miele microwave combination oven.





UTILITY ROOM

8' 9" x 6' 0" (2.67m x 1.83m)

The utility room also features a continuation of the tiled flooring, as well as a bank of double-glazed windows to the front elevation, inset spotlighting to the ceiling and underfloor heating. The utility room benefits from fitted wall and base units with complementary quartz work surfaces over which incorporate a ceramic Belfast sink unit with brushed chrome mixer tap and matching quartz upstand. There is plumbing and provisions for an automatic washing machine and tumble dryer, a large toiletry cupboard, and soft-closing doors and drawers.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features a wooden banister with spindle balustrade over the stairwell head. There is a bank of double-glazed windows to the rear elevation, two ceiling light points, a radiator, and doors providing access to three well-proportioned bedrooms, the house bathroom and enclose a useful cupboard. There is decorative coving to the ceiling and a kite winding staircase with wooden banister and spindle balustrade which rises to the second floor.

BEDROOM ONE

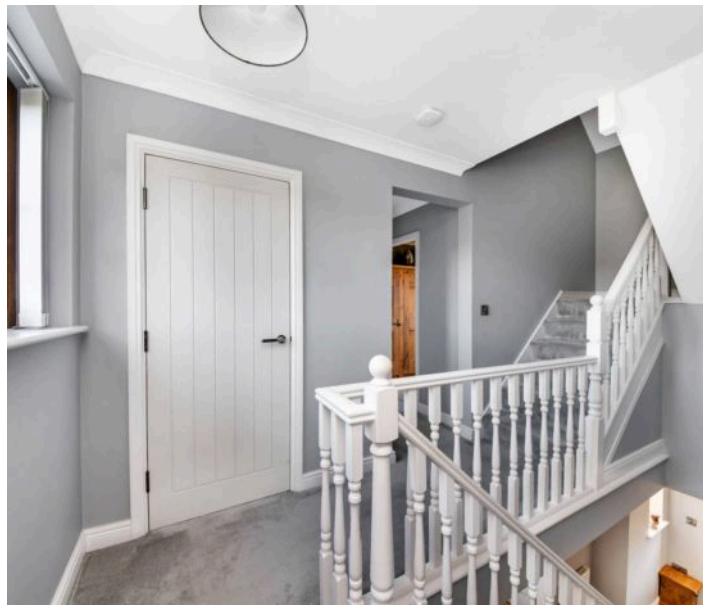
15' 9" x 10' 6" (4.80m x 3.20m)

Bedroom one is a generously proportioned, light and airy, dual-aspect, double bedroom with banks of windows to the front and rear elevations. There is decorative coving to the ceiling, a central ceiling light point, two radiators, and en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

5' 6" x 5' 3" (1.68m x 1.60m)

The en-suite shower room features a modern three-piece suite comprising a quadrant-style shower cubicle with thermostatic shower, a broad wash hand basin with vanity cupboard beneath and mixer tap over, and a low-level WC with push-button flush. There is attractive vinyl tiled flooring, tiling to the walls, a central ceiling light point, a recessed spotlight over the shower, an extractor fan, a double-glazed window with obscure glass and tiled surround, a horizontal ladder-style radiator, a mirror with build-in de-mister pad, and a wall-mounted double electric toothbrush charger stand.





BEDROOM TWO

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom two enjoys a great deal of natural light cascading through dual-aspect banks of windows. There is a central ceiling light point, a radiator and useful under-eaves storage cupboards.

BEDROOM THREE

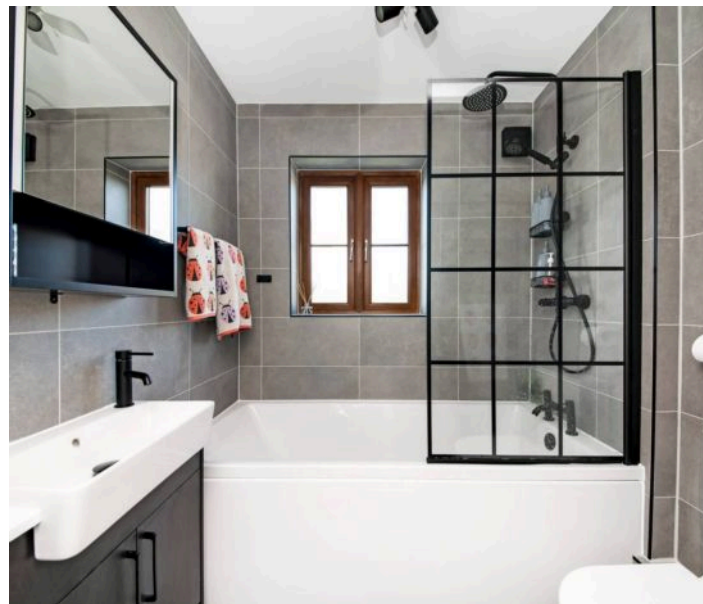
8' 10" x 6' 4" (2.69m x 1.93m)

Bedroom three could be utilised as a home office, single bedroom or nursery. It features a bank of double-glazed windows to the front elevation, decorative coving to the ceiling, a central ceiling light point and a radiator.

HOUSE BATHROOM

5' 6" x 6' 0" (1.68m x 1.83m)

The house bathroom features a contemporary three-piece suite comprising a panel bath with thermostatic rainfall shower over, separate handheld attachment and glazed shower guard, a low-level WC with push-button flush, and a broad wash hand basin with vanity cupboard beneath. There is attractive vinyl tiled flooring, tiling to the walls, a bank of double-glazed windows with obscure glass and tiled surround to the rear elevation, a ceiling light point, a horizontal ladder-style radiator, an extractor fan, a wall-mounted vanity cupboard with LED mirror and built-in de-mister pad, and a wall-mounted double toothbrush charger stand.



SECOND FLOOR

SECOND FLOOR LANDING

Taking the kite winding staircase from the first floor landing, you reach the second floor. There are doors providing access to two bedrooms and the shower room, a ceiling light point, a radiator and a wooden banister with spindle balustrade over the stairwell head.

BEDROOM FOUR

10' 5" x 10' 5" (3.18m x 3.18m)

Bedroom four is a generously proportioned double bedroom with ample space for freestanding furniture. There are two double-glazed skylight windows to the rear elevation with integrated blinds providing a great deal of natural light and providing pleasant open-aspect views. There is a central ceiling light point, a radiator and useful under-eaves storage cupboard.

BEDROOM FIVE

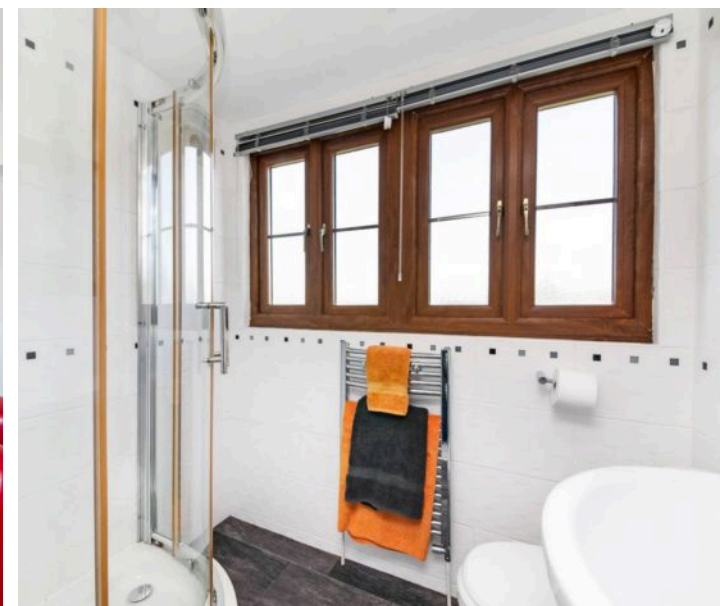
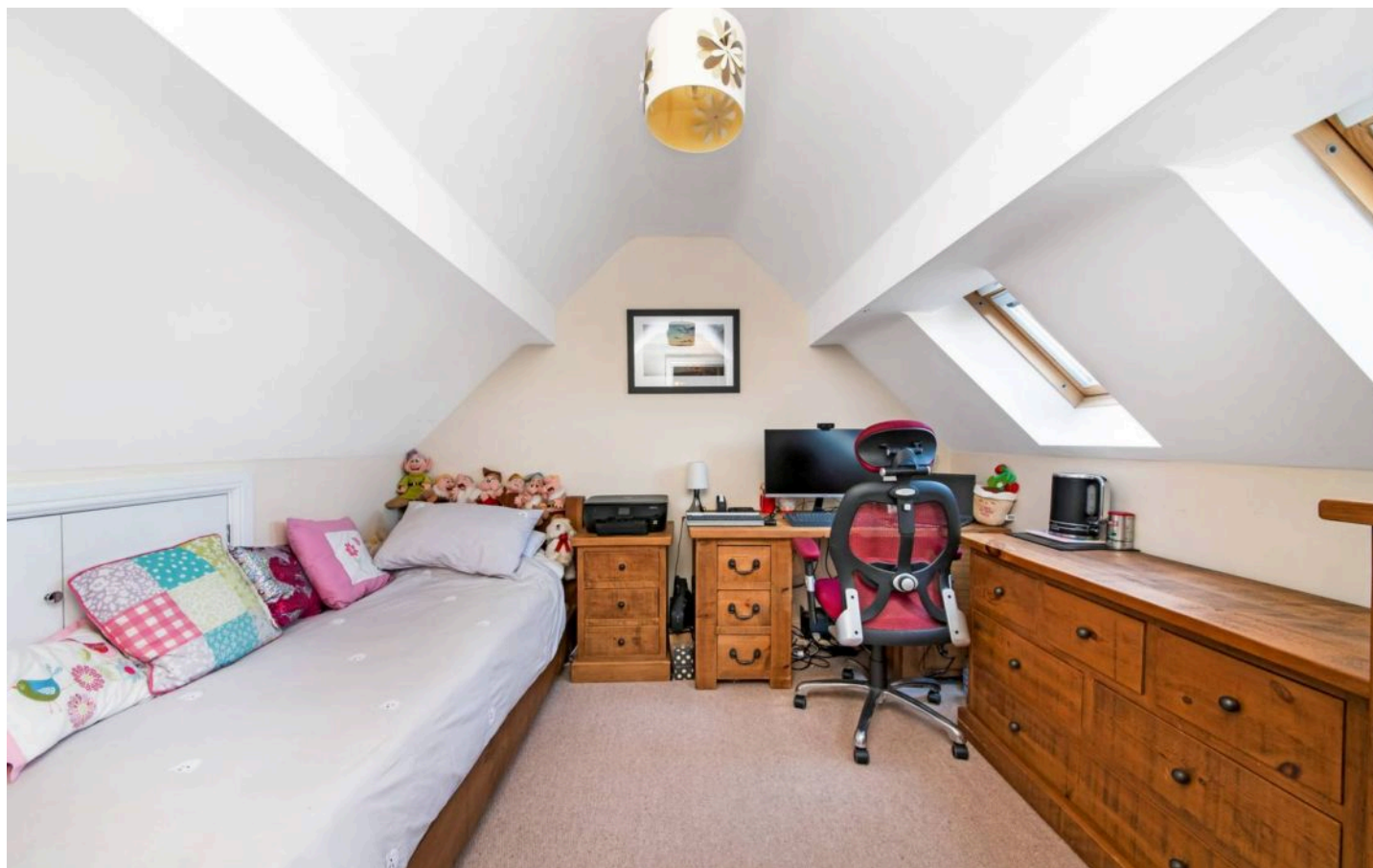
10' 5" x 8' 9" (3.18m x 2.67m)

Bedroom five can accommodate a double bed with space for freestanding furniture. It boasts a vaulted ceiling, two double-glazed skylight windows with integrated blinds, a ceiling light point, a radiator, and useful under-eaves storage areas.

SHOWER ROOM

6' 5" x 4' 0" (1.96m x 1.22m)

The shower room features a white three-piece suite comprising a quadrant-style shower cubicle with thermostatic shower, a low-level WC with push-button flush, and a broad pedestal wash hand basin with chrome monobloc mixer tap. There is vinyl tiled flooring, tiling to the walls, a shaver point, a chrome ladder-style radiator, a ceiling light point and a recessed spotlighting, an extractor fan, and a bank of double-glazed mullioned windows with obscure glass to the rear elevation.





EXTERNAL

FRONT GARDEN

Externally to the front the property is situated in a quiet courtyard setting with driveway leading to attached garage. There is external lighting and a security light.

REAR GARDEN

Externally to the rear, the property enjoys a particularly private, enclosed and low maintenance garden which features an Indian stone flagged patio area ideal for al fresco dining, barbecuing and entertaining. There is a pond with a rockery and well-stocked flower and shrub beds, as well as a flat lawn area with additional hardstanding for a greenhouse and various seating areas. There is external lighting, an external tap, attractive dry stone wall and fence boundaries, and a gate down the side of the property enclosing the rear gardens.

SINGLE GARAGE

The garage features an electric, remote-controlled, roller shutter door, LED lighting, ample plug points, hot and cold taps, and a loft hatch with drop-down ladder providing access to a useful additional storage area. The garage also houses the boiler and hot water cylinder.

DRIVEWAY

2 Parking Spaces

EV CHARGING

To the side of the garage is a wall-mounted, tethered Hypervolt EV charger with 10m cable.



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



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