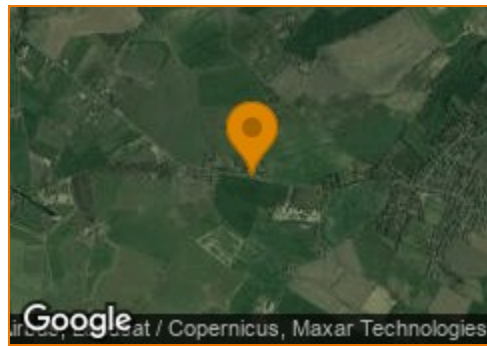


# BOULTONS

Terrain Map



Hybrid Map



Terrain Map



Floor Plan



## Springfield Terrace Emley Moor, Emley, HD8 9SX

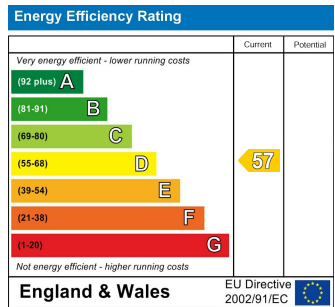
Offers Around £179,995



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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# Springfield Terrace

Emley Moor, Emley, HD8 9SX

Offers Around £179,995



**\*\*NO ONWARD CHAIN \*\* IDEAL FOR FTB'S & YOUNG PROFESSIONALS \*\* COMPREHENSIVELY UPGRADED \*\* VIEWS TO THE FRONT \*\* SPACIOUS & WELL APPOINTED \*\* SET OUT OVER THREE FLOORS \*\* SOUGHT AFTER EDGE OF VILLAGE LOCATION \*\* EXCELLENT BASE FOR M1 USERS \*\***

A substantial inner terrace property well worthy of a detailed inspection having been the subject of a top to toe renovation in recent times and providing a "turnkey" opportunity in this popular semi rural location on the fringe of Emley village centre and also within easy reach of a number of other HD8 villages such as Kirkburton, Skelmanthorpe and Shelley. Families have access to a particularly well sought after pyramidal school structure and motorway users will be please to know that the M1 remains with comfortable travelling distance bringing regional financial centres to within easy reach. As you would expect for a "move in ready" property there are modern fixtures and fittings in the form of a recently installed kitchen, bathroom with modern three piece white suite and the remaining accommodation comprises : A spacious lounge with views, the aforementioned fitted dining kitchen, vaulted keeping cellar, utility cupboard, two first floor bedrooms and a top floor attic bedroom. Outside there is a front cottage garden and to the rear a dual purpose garden and off road parking arrangement.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

13'10" max into the alcove x 12'2" to the chimney  
Accessed via a solid composite front door, enjoying far reaching, semi-rural views across the fields via a large uPVC double picture window positioned to the front

elevation. The decoration is in a light, bright and neutral style with contrasting grey carpet. There are a number of plug sockets, a central heating radiator and a contemporary white door leads through to the dining kitchen at the rear.

#### DINING KITCHEN

11'11" x 10'10"

Fitted with a range of white wall and base units with stainless steel bar handle trim and black marble effect working surfaces. There is provision for a gas, range style cooker, recessed into the chimney breast and with a stainless steel splashback along with slate tiling and hearth. There is a stainless steel inset sink unit and draining board with mixer tap over. A Glow Worm combination condensing boiler will be found housed within one of the cupboard units. There is space for extra white goods, fridge or freezer, under the counter top, a central heating radiator, a uPVC double glazed window to the rear elevation and doors leading to the rear lobby, cellar head and useful pantry cupboard storage space will be found adjacent to the chimney breast.

#### REAR UTILITY AREA

4'0" x 1'10"

With plumbing for a washing machine, power point and a uPVC double glazed window with privacy glass inset.

#### INNER LOBBY

3'2" x 2'11"

With a staircase rising to the first floor, inner door leading to the rear entrance hall.

#### REAR ENTRANCE HALL

4'0" x 3'4"

With a composite rear door having double glazed units with privacy glass inset.

### LOWER GROUND FLOOR

#### VAULTED KEEPING CELLAR

14'0" overall x 8'2" overall

Accessed via a set of stone stairs from the cellar head, split into two rooms, former coal store and pantry area.

### FIRST FLOOR

#### BEDROOM ONE, front

13'10" x 13'9" max

Enjoying excellent levels of natural light via the two uPVC double glazed windows from which the views of the surrounding countryside can be enjoyed. There is a central heating radiator and, in keeping with the remainder of the property, this room is in good decorative order.

#### BEDROOM TWO, rear

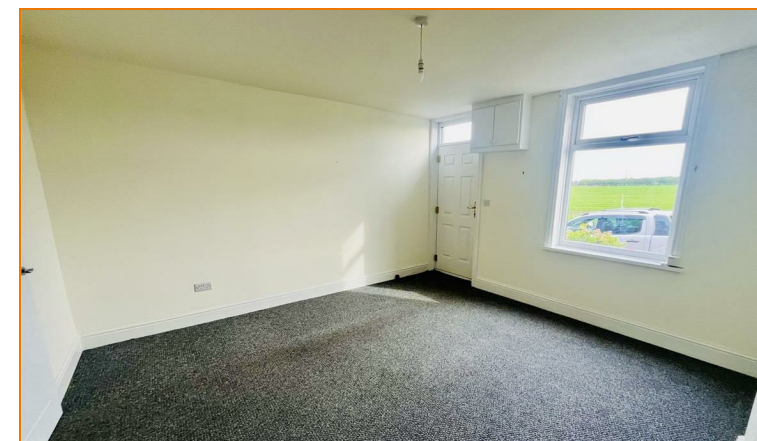
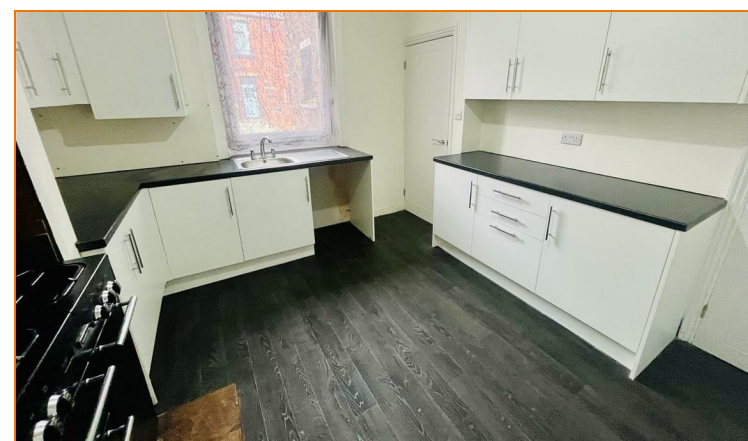
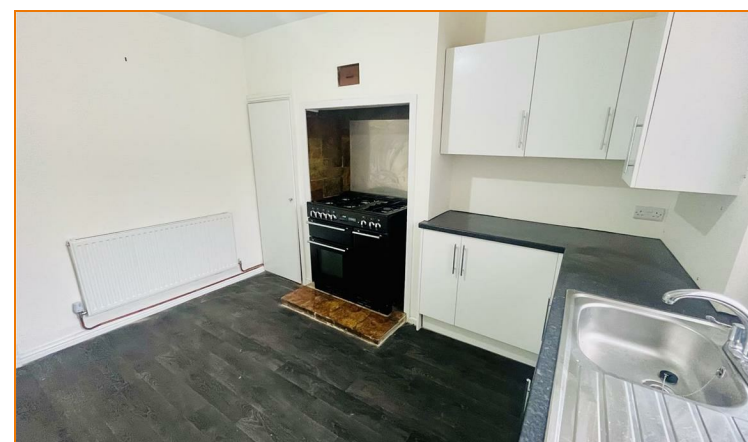
12'0" x 7'8" max

With a central heating radiator and a uPVC double glazed window, also neutrally presented and with contrasting carpeted floor covering.

#### BATHROOM

8'2" x 5'5"

Fitted with a white three piece suite comprising pedestal hand wash basin, low flush wc and panel bath with shower over. There are aqua-board style splashbacks with quartz effect detail incorporated into the design, an aqua-board style ceiling, extraction unit, heated towel rail, useful cupboard storage and a uPVC double glazed window with privacy glass to the rear elevation.



#### LANDING

Allows access to the top floor attic bedroom via a turned feature staircase.

### SECOND FLOOR

#### ATTIC BEDROOM

9'1" purlin to purlin or 17'10" into the eaves x 1

An eye catching room of generous proportions and well presented in nature. With a central heating radiator and a Velux window with blind.

#### OUTSIDE

To the rear is a dual use garden/parking area and to the front is an elevated cottage style garden from which distant views across the surrounding countryside can be enjoyed.

#### TENURE

A freehold interest.

#### COUNCIL TAX BAND A