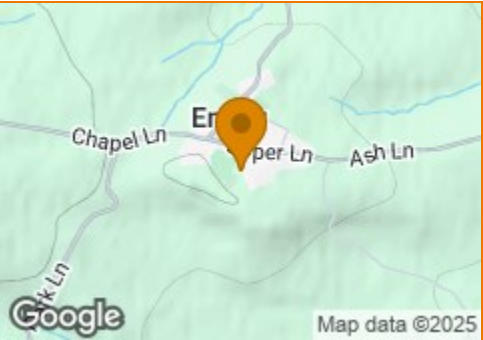
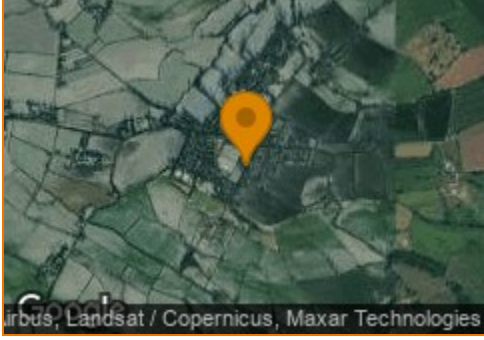


Terrain Map



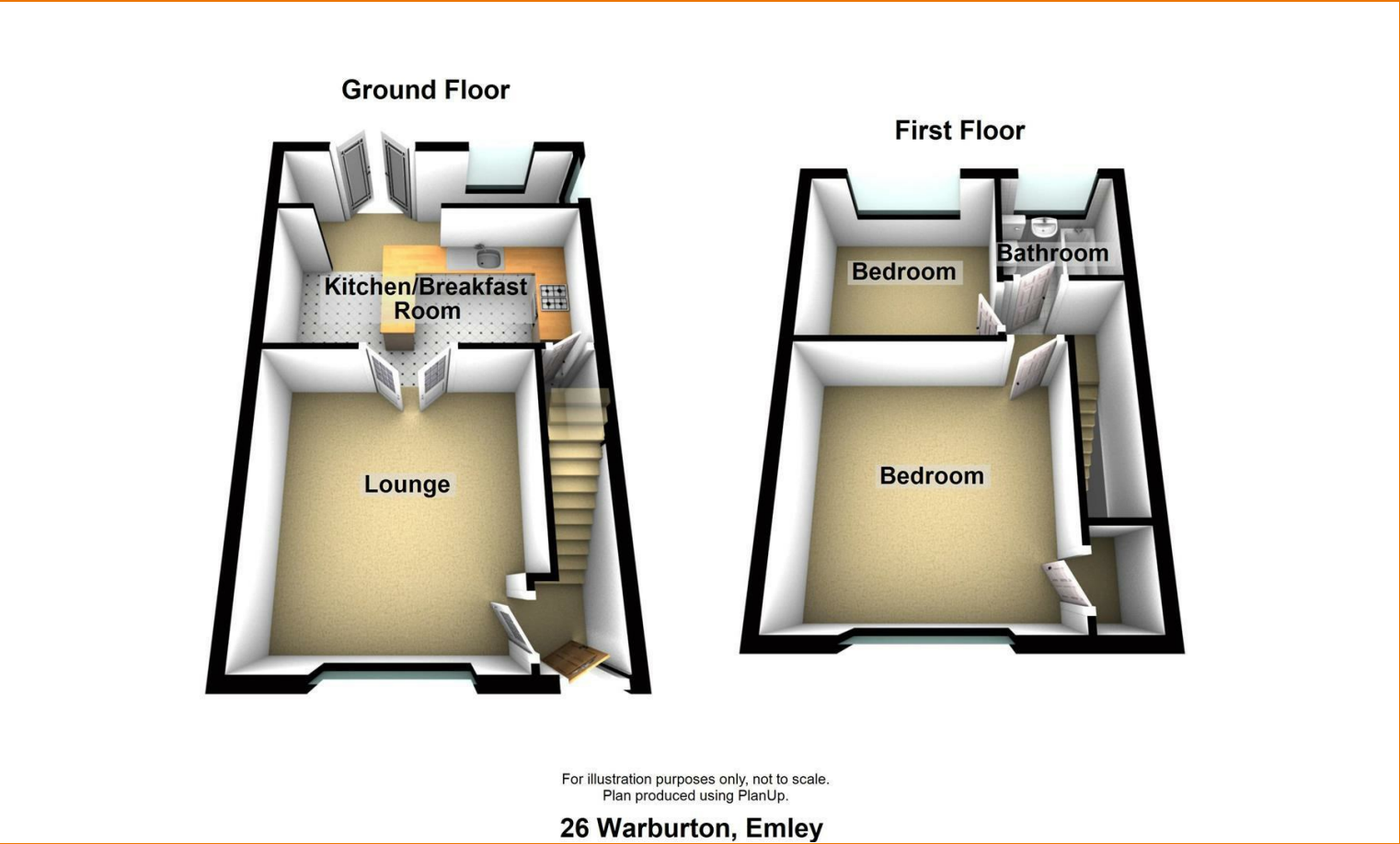
Hybrid Map



Terrain Map



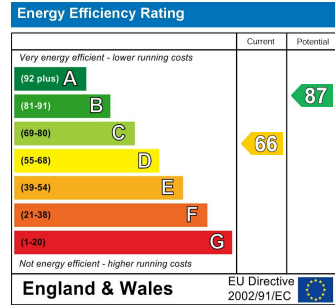
Floor Plan



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



# BOULTONS



## Warburton

Emley, Huddersfield, HD8 9QP

Offers Around £235,000



CHARTERED  
SURVEYORS



AUCTIONEERS



ESTATE  
AGENTS



VALUERS



LETTING AND  
MANAGEMENT  
SPECIALISTS

sales@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk

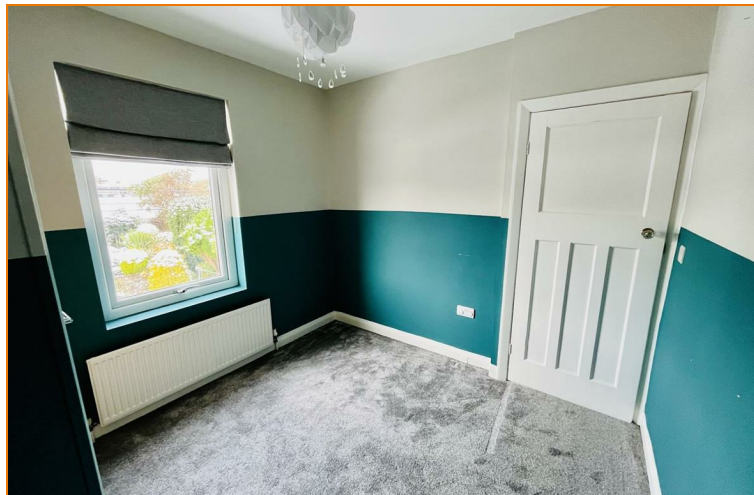
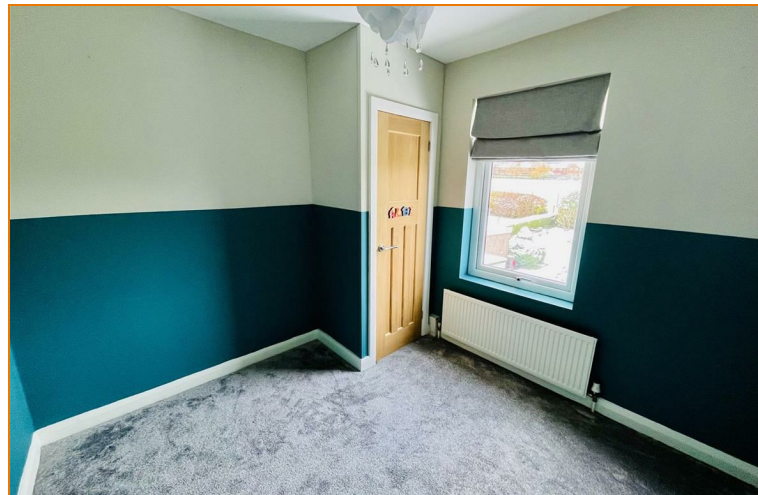
Registered in England no: 3604647 • Regulated by RICS



# Warburton

Emley, Huddersfield, HD8 9QP

Offers Around £235,000



Offered with no onward chain and tucked away in the charming village of Emley is this delightful semi-detached house which offers a wonderful opportunity to embrace village and countryside life. The property boasts a highly sought-after location, perfect for those looking to escape the hustle and bustle while still being well placed for commuters, serving as an excellent base with convenient access to nearby motorway links.

With the obvious potential for extension, subject to planning permission, this property provides the chance to create additional living space tailored to your needs which if required would compliment the already "move in ready" and beautifully appointed accommodation on offer.

The generous and well-stocked gardens are ideal for relaxing or entertaining guests amidst the picturesque surroundings.

Surrounded by stunning countryside and village amenities, this property presents a rare opportunity, so don't miss out on the chance to make this home your own. Get in touch to book your viewing today.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

3'6" x 3'3"

Accessed via a modern composite front door with double glazed privacy glass inset. There is a staircase rising to the first floor, a central heating radiator and a Nordic style grey laminate floor which extends through to the lounge.

#### LOUNGE

12'2" max x 13'5"

Enjoying good levels of natural light via the uPVC double glazed window which overlooks the attractive front garden. Central heating radiator, decorative covering, the aforementioned Nordic style grey laminate floor covering and an attractive focal point for the room is a decorative feature fireplace with a distressed oak mantle piece. A pair of glazed double doors gives access to the dining kitchen.

#### DINING KITCHEN

15'6" max x 11'7" max

A social living and dining kitchen with excellent levels of natural light via the uPVC double glazed windows and French doors which also lead out to the rear garden. The kitchen itself is fitted with a range of wall and base units in a contemporary, high gloss and handle-less design with complementary marble effect working surfaces. The kitchen is further equipped with a four ring electric hob, fitted oven, composite inset one and a half bow inset sink unit with mixer tap over, integrated fridge, dishwasher, stainless steel extractor canopy and attractive mirrored splashbacks surrounding the preparation and hob areas. There is an alcove display unit with ambient lighting, spotlights in the ceilings which are further complemented by drop lights around the breakfast bar and seating area. Central heating radiator and under the stairs is a large useful storage area with bespoke cupboards and shelving. The floor covering is also the Nordic grey style laminate finish found throughout the ground floor accommodation.

## FIRST FLOOR

#### BEDROOM 1

11'8" x 10'3" to the robes

A generous double bedroom with a range of fitted bedroom furniture comprising three double mirror fronted robes with shelving, full, split hanging and with drawers. A uPVC double glazed window is positioned to the front elevation overlooking the front garden and taking in the distant views of the surrounding countryside. There is a central heating radiator and extending over the staircase is another walk-in wardrobe, 0.82m x 1.91m including the bulkhead.

#### BEDROOM 2

8'11" x 9'4" max

Another double bedroom having a useful boiler cupboard with an oak styled door housing the Vaillant combination boiler, central heating radiator and a uPVC double glazed window overlooking the rear garden and beyond over the football and cricket pitches and Emley Moor mast in the distance.

#### BATHROOM

5'7" x 5'6"

Fitted with a modern, white three piece suite comprising vanity wash hand basin with chrome mono block mixer tap over, a low flush wc and a panel bath with a chrome mono block mixer tap over along with a fitted shower featuring a main rainfall showerhead and a separate hand held shower attachment. Aqua board style splashbacks are fitted to the walls and ceiling, there are spotlights, a heated towel rail and a uPVC double glazed window with privacy glass inset.

#### OUTSIDE

To the front of the property is a generous and well stock garden with lawned areas, planted pockets, established evergreens, hedges and flower beds. There is a block paved driveway providing parking space for a number of vehicles and leads to an attached single garage. The rear garden is very well stocked and established with areas of year round colour and interest with evergreens, planted pockets and beds, seating areas and offers a good degree of privacy.

#### COUNCIL TAX. BAND B.

#### TENURE

We understand that the property is a long leasehold arrangement. Further details will be provided during the conveyance.

#### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>