

The Hollies Stringer House Lane,  
Emley HD8 9SU

OFFERS AROUND  
£650,000



THIS BEAUTIFUL, EXTENDED FOUR BEDROOM DETACHED PROPERTY HAS GENEROUS LIVING ACCOMMODATION, SITS ON AN IMPRESSIVE PLOT WHICH INCLUDES A FABULOUS GARDEN WITH COUNTRYSIDE VIEWS, DOUBLE GARAGE AND LARGE DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND: / ENERGY RATING: B

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 5'8" apx 4'0" apx**

You enter the property through a composite and part glazed door into the welcoming porch. This is a useful area for removing alongside storing coats and shoes, there is oak flooring underfoot and spot lighting. A further glazed door leads through to the hall.

### **HALL 8'4" max x 11'0" max**

This spacious hallway has a striking oak staircase which ascends to the galleried first floor landing. This space offers a feel of grandeur as you enter the property and the oak flooring flows through from the entrance porch. Doors lead through to the lounge, living dining kitchen diner and downstairs W.C.



### **LOUNGE 24'7" max x 12'2" apx**

An incredible spacious lounge which is large enough to offer the ability to create two defined areas, this room has a fabulous electric fire with attractive stone surround that becomes a focal point to one end of the room. There is attractive neutral décor, spot lighting and to the front of the property there is a wide window overlooking the quiet street. Door oak doors open to the living dining kitchen and provide the option to have the space very open plan or closed off to separate the rooms. A further door leads to the hall.



## LIVING DINING KITCHEN

Offering a wow factor to the home is this fantastic open plan living dining kitchen which offers an abundance of space for a range of different furniture and purposes.

The kitchen includes a generous number of oak wall and base units with wooden work surfaces, tiled splash backs and a Rangemaster ceramic sink and drainer with mixer tap over. There are integrated appliances including microwave, coffee machine, wine cooler, and dishwasher alongside room to accommodate a freestanding American style fridge freezer and a a double width range style cooker.

The vendors currently have a large island with further storage cupboards and space for bar stools which is available by separate negotiation.

Open to the kitchen is a snug area, perfect for sofas and spanning across the back of the property is a huge space for a dining table and chairs/ home office area/ play room. The area really does offer a great amount of versatility and with multiple windows and patio doors out onto the rear garden it really is the heart of the home. Further Velux windows allow natural light to flood the room.

The room is completed with spot lighting, quality LVT flooring and part glazed doors which lead to the hall and utility. Further double oak doors open to the lounge and left open continue the wonderful open plan feel.



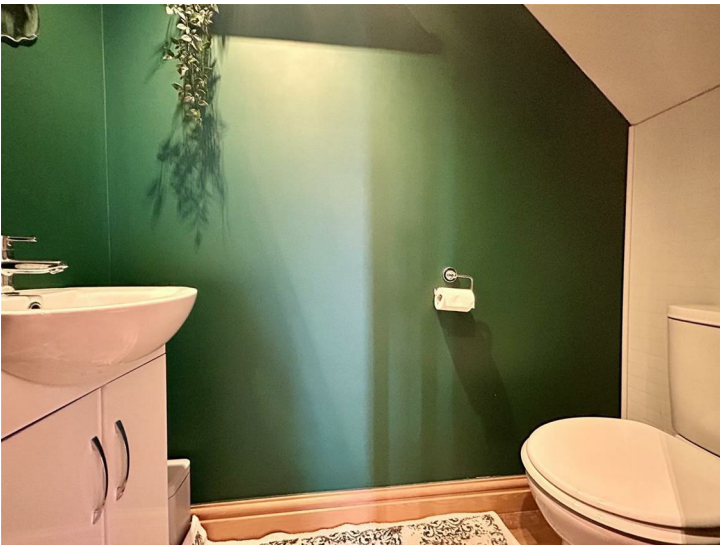


### **UTILITY ROOM 12'7" max x 7'0" max**

The practical room has space and plumbing for a washing machine and dryer as well as being fitted with base units and a work surface. The property's central heating boiler and pressurised water tank are neatly hidden away in here, there is a front facing window, spot lighting and waterproof LVT flooring to match that in the kitchen. A door leads to the living dining kitchen.

### **DOWNSTAIRS W.C**

Conveniently positioned off the hall is this modern downstairs W.C which is fitted with a hand wash basin sitting upon a vanity unit and a low level toilet. A door leads to the hall.



### **FIRST FLOOR LANDING**

Stairs ascend from the hall to this galleried landing which has doors leading through to the four bedrooms and house bathroom. There is a ceiling hatch providing access into the loft space.



## BEDROOM ONE

Positioned to the front of the house is this well-proportioned king size bedroom with ample space for free standing furniture plus a large bank of built in wardrobes. The room is well presented, has gorgeous views out over the surrounding countryside from its window and has doors leading through to the en-suite bathroom and landing.





**EN-SUITE 7'11" apx x 5'5" apx**

This good sized en-suite has a three piece white suite including jacuzzi bath with thermostatic rainfall shower over, hand wash basin which sits upon a vanity unit and a low level W.C. The walls are fully tiled in attractive grey tiles with contrasting quality LVT flooring. There is spot lighting, a chrome heated towel rail and an obscure glazed front facing window. A door leads through to the bedroom.



**BEDROOM TWO 9'6" apx x 11'11" apx**

A superb second double bedroom this is situated to the front of the property and also benefits from fantastic views from its window. There is ample space for free standing furniture, neutral décor, spot lighting and a door which leads to the landing.





### **BEDROOM THREE**

Located to the rear of the property is this light and airy double room. A window provides a wonderful outlook over the garden and Emley Moor mast beyond. There is plenty of space for a range of bedroom furniture, the room is nicely decorated, has spot lighting and a door leads onto the landing.



### **BEDROOM FOUR**

Another double room, this is positioned to the rear of the property with pleasing far reaching views over the garden and neighbouring countryside from its window. There is space for a selection of furniture items, attractive décor, spot lighting and a door leads to the landing.



## BATHROOM

This fabulous house bathroom has a four piece contemporary white suite including corner shower cubicle with electric spa power shower and jets, jacuzzi bath, wall hung hand wash basin and vanity drawers and a low level W.C. The walls are fully tiled in striking grey tiles with LVT flooring, spot lights to the ceiling, chrome heating towel rail and an obscured glazed window facing the rear. A door leads to the landing.



## FRONT, DRIVE AND GARAGE

Gates lead to the large driveway, which provides parking for multiple vehicles, wraps around the front and side of the property and leads to the detached double garage which has power, light and an automatic up and over door.

To opposite side of the property to the drive is a handy area ideal for storing the bins.

\*Please note the gates are to be operated manually or can be repaired to return to electric gates.



## REAR GARDEN

To the rear of the property is an enviable garden with attractive stone flagged patio which links the garden to the house and is the perfect place for furniture, alfresco dining and socialising with family and friends. Beyond the patio is an exceptionally large lawn area which has the benefit of being artificial grass, for ease of maintenance. The vast garden space makes it perfect for those with children, pets or keen gardeners with the opportunity to be creative with landscaping if desired. The garden is fully enclosed with boundary fencing and has a gate leading to the drive.





## **SOLAR PANELS**

The rear of the property is fitted with solar panels which are owned outright and will be sold with the property. They generate electricity for the property and the grid pays quarterly for any unused energy.

## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES

PROPERTY CONSTRUCTION:

PARKING:

UTILITIES:

\*Water supply & Sewerage-

\*Electricity & Gas Supply -

\*Heating Source -

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

**PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

**PAISLEY MORTGAGES**

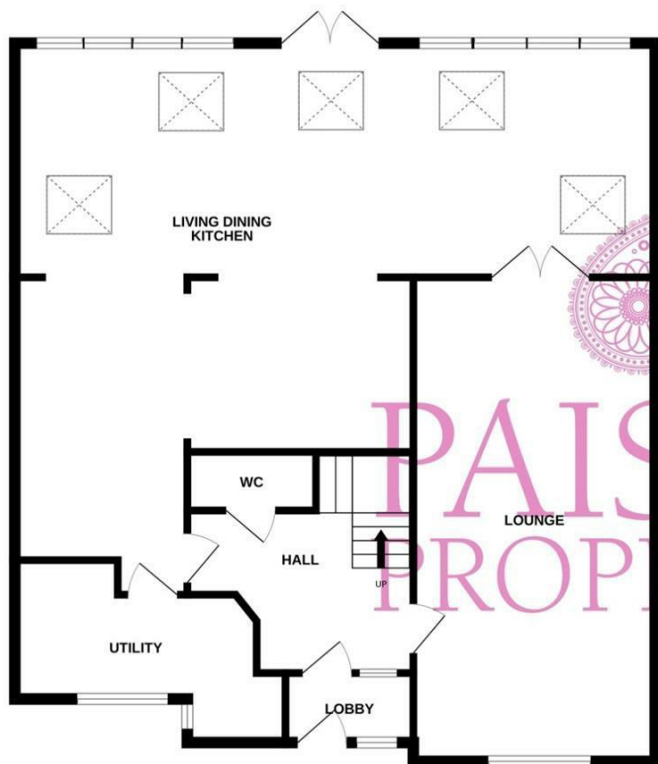
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

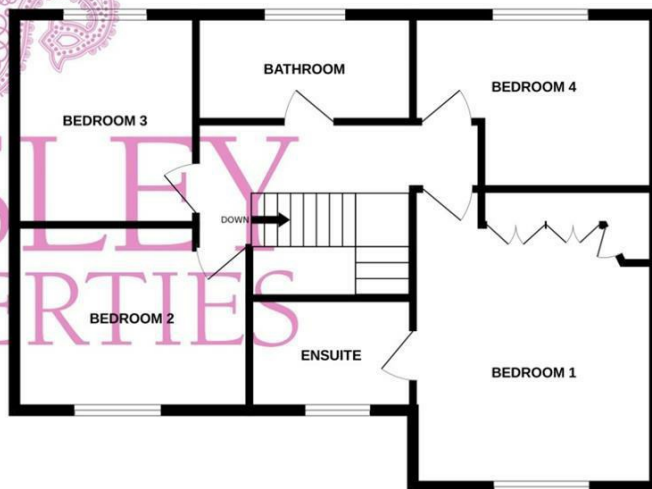
**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

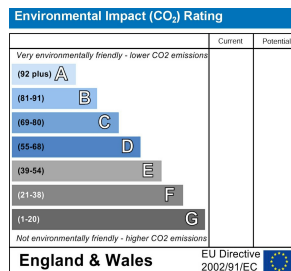
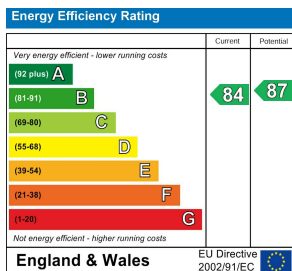
GROUND FLOOR



1ST 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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