

9 Summer Lane,  
Emley HD8 9SJ

£375,000



THIS WELL PRESENTED THREE BEDROOM DETACHED HOME WITH PLANNING PERMISSION TO BE EXTENDED COMES WITH GARAGE, LARGE GARDEN AND STUNNING VIEWS.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING: C

PAISLEY  
PROPERTIES



## **PORCH**

You enter the property through a timber door into this lovely porch. There is an angled high ceiling with Velux window, further front facing window, spot lighting and stone flagged flooring. The porch offers the perfect place to remove and store outdoor coats and shoes and a uPVC door leads into the entrance hall.

## **ENTRANCE HALL**

This L shaped hallway has doors leading to the W.C, lounge and downstairs storage cupboard. A staircase ascends to the first floor landing.

## **DOWNSTAIRS W.C 4'10" apx x 2'9" apx**

Fitted with a pedestal hand wash basin with hot and cold taps and a low level W.C this handy ground floor cloakroom is partially tiled with complementing floor tiles, has a front facing obscure glazed window and door leading to the entrance hall.



## **LOUNGE 13'10" extending to 15'10" max x 12'4" apx**

This spacious lounge offers an abundance of space to accommodate a range of living room furniture. There is a feature fireplace, large front facing bay window which lets in lots of natural light, neutral décor and attractive wood flooring. Glazed doors lead to the entrance hall and kitchen.





**KITCHEN 9'10",252'7" apx x 9'6" apx**

Positioned to the rear of the property this modern kitchen is fitted with a range of wood effect wall and base units, roll top laminate work surfaces and matching splashbacks and a stainless steel sink and drainer. There is a single electric oven, four ring gas hob, extractor fan and space for free standing fridge freezer and dishwasher. The room has spot lighting, a rear facing window over looking the garden and vinyl flooring. A part glazed uPVC external door opens to the patio and internal doors lead to the lounge and dining room.



**DINING ROOM 10'10" apx x 9'1" apx**

This fantastic separate dining room/reception room sits next to the kitchen and also offers the potential for someone to remove the dividing wall to create an amazing open plan dining kitchen looking onto the garden. There is room for a dining table and chairs, but it would also lend itself perfectly to being a play room, home office or snug. There are sliding patio doors, wood flooring and a door leads to the kitchen.





### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing which is generous in size and boasts a fitted storage cupboard. There is a ceiling hatch providing access to the loft space, a Velux window, and doors leading to the three bedrooms and house bathroom.





**BEDROOM ONE 13'9" apx x 11'1" apx**

This is a well proportioned double bedroom with plenty of space for housing a selection of bedroom furniture. There is a front facing window over looking the street and fields beyond and a door which leads to the landing.

**BEDROOM TWO 12'4" apx x 9'11" apx**

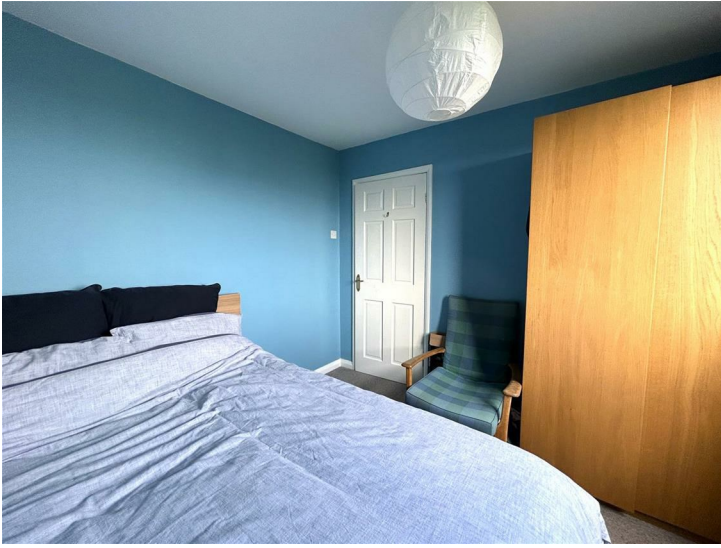
Another well presented, good sized double bedroom, this room is also positioned to the front of the house with a window overlooking the cul-de-sac. A door leads to the landing.





### **BEDROOM THREE 9'10" apx x 9'2" apx**

Located to the rear of the property with the most stunning far reaching views from its window is this third double bedroom. There is ample room for bedroom furniture and a door leads to the landing.



### **BATHROOM 6'10" apx x 5'4" apx**

Comprising of a three piece white suite including bath with shower over, pedestal hand wash basin with hot and cold taps and a low level W.C this modern bathroom is fully tiled. There is spot lighting to the ceiling, an obscure glazed front facing window, chrome heated towel rail and door which leads to the landing.



### **GARAGE**

The property has a one and a half tandem garage which provides space for a utility area to the rear. There is plumbing for a washing machine and the property's central heating boiler is neatly tucked away in one corner.

### **FRONT**

To the front of the property is a driveway which leads up to the garage and a garden which is surrounded by mature hedges.

### **REAR GARDEN**

This garden really does enjoy an idyllic position adjoining rolling countryside. The garden is mainly laid with lawn but has a two good sized patio areas and planted borders. Gates either side of the house enclose the space.





### **PLANNING PERMISSION**

Planning has been passed for a two storey extension and plans can be viewed on the Kirklees Planning Applications website with planning number: 2022/62/91892/E.

The extension would include a superb open plan living dining kitchen, fourth bedroom with ensuite and study.

### **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 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. \*

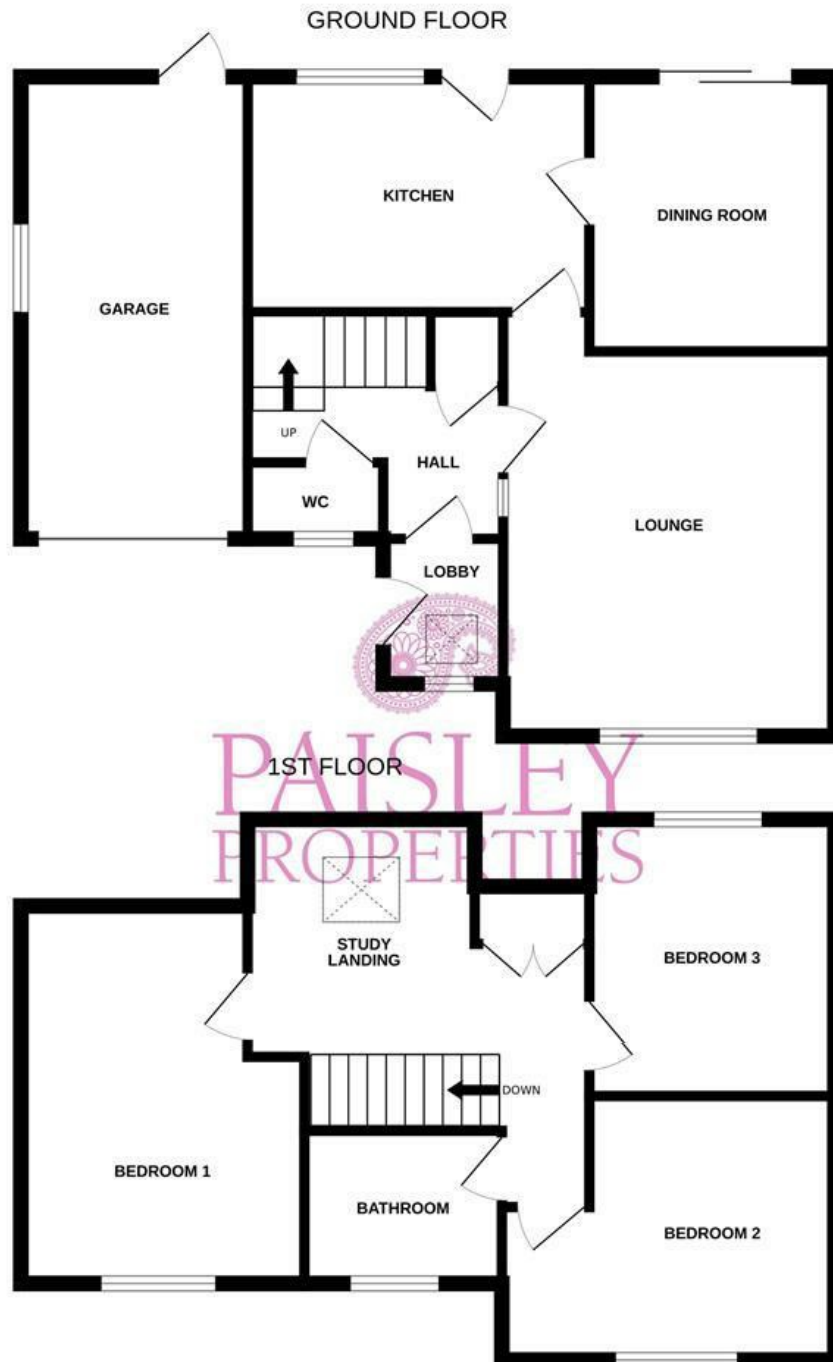
### **PAISLEY PROPERTIES**

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.

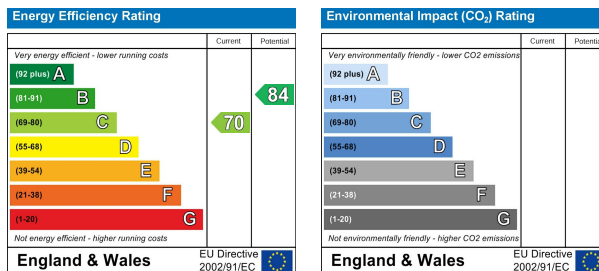
### **PAISLEY SURVEYORS**

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.





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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

