

5 Phoenix Avenue,
Emley HD8 9SD

OFFERS AROUND
£300,000



****NO ONWARD CHAIN**** THIS THREE BEDROOM DETACHED TRUE BUNGALOW IS SIMPLY BURSTING WITH POTENTIAL AND OFFERS SPACIOUS LIVING ACCOMMODATION. IT BOASTS A GENEROUS PLOT IN A QUIET CUL DE SAC POSITION WITH PRIVATE REAR GARDEN, GARAGE & PARKING.

LEASEHOLD 941 YEARS REMAINING (£15 GROUND RENT PER ANNUM) / COUNCIL TAX BAND: D / ENERGY RATING: D

PAISLEY
PROPERTIES

SUMMARY

Located in a lovely quiet residential area in the sought after village of Emley, this three bedroom true bungalow is simply oozing with potential and ripe for renovation. It offers spacious accommodation briefly comprising of:- spacious entrance hallway, lounge, dining area, dining kitchen, utility room, three bedrooms and a house bathroom. Externally the property boasts a generous plot with a mature rear garden, driveway and garage. Emley village is a beautiful rural village with countryside walks on your doorstep along with a doctor's surgery and post office.

ENTRANCE HALLWAY 4'5" x 17'9" max

You enter the property through a white uPVC door into a generous hallway which has a large double cupboard perfect for storing coats and shoes. Doors lead to the lounge, three bedrooms and house bathroom.



LOUNGE 12'5" x 16'4" max

Located to the front of the property with a window offering views of the front garden and the quiet street this fantastic lounge has a random stone feature wall with a gas fire as a focal point. Wall lights in a brass finish match the central ceiling light perfectly and light the room beautifully. Teak shelving offers space to store books and ornaments. A large stone edged archway leads to the dining area and doors lead to the hallway and to the dining kitchen.



DINING AREA 7'3" x 10'9" max

The dining area is located off the lounge through a stone edged archway and has a front facing window looking into the garden. A central brass light fitting matches those in the lounge. There is ample space to accommodate a dining table and chairs.



DINING KITCHEN 20'4" x 8'11" max

Positioned to the rear of the property and flooded with natural light from not only a window but a set of sliding patio doors, this spacious dining kitchen is fitted with timber base and wall units, beige laminate worktops, cream tiled splashbacks with a decorative motif above the cooker and a one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a concealed extractor fan over and an electric oven. There is space for an under counter fridge. In the dining area, there is ample space to accommodate a large dining table or alternatively lounge furniture. Two different types of carpet run under foot. Doors lead to the utility room and to the lounge.





UTILITY ROOM 7'8" x 5'4" max

Situated just off the dining kitchen this useful utility space has Plumbing for a washing machine and houses the properties central heating boiler besides offering space for household items. A small obscure window allows some natural light to enter and a door leads to the dining area.



BEDROOM ONE 10'0" x 11'10" max

The largest of the three bedrooms can be found to the front of the property with windows to dual aspects. There is an abundance of space for freestanding items of bedroom furniture. The room is neutrally decorated. A door leads to the hallway.



BEDROOM TWO 9'0" x 11'9" max

This second double bedroom benefits from a built-in wardrobe to one corner and enjoys views of the garden from its rear facing window. Again neutrally decorated with carpet underfoot. A door leads to the hallway.



BEDROOM THREE 8'11" x 5'10" max

Located to the side of the property with a window looking out to the drive, this single bedroom has ample space for freestanding items of bedroom furniture. A door leads to the hallway.



BATHROOM 6'6" x 5'6" max

This modern bathroom is fitted with a three-piece white suite comprising a low-level w.c., pedestal wash basin and a bath with a shower over. The room is partially tiled and partly clad with pine varnished cladding. A cupboard to one corner houses the property's hot water tank and offers storage. An obscure window allows natural light to enter and a door leads to the hallway.



GARDENS

Externally the property certainly does not disappoint. It sits on a good plot with a wrap around garden which is generous to the rear. Adjacent to the house is a block paved area with a ramp and steps down to a mature garden space which has a good sized lawn surrounded by well established shrubbery. A path leads round the side of the house to the front garden.



FRONT, PARKING & GARAGE

To the front of the property is a walled garden with paths leading to the rear garden and front door. A driveway offers parking and leads to a single garage which has an electric door, light and power and a side door into the garden.

MATERIAL INFORMATION

TENURE: Leasehold

LEASEHOLD:

Length of lease - 999

Start date - 1967

Years remaining - 941

ADDITIONAL COSTS:

Ground rent - £15 per annum

COUNCIL AND COUNCIL TAX BAND: Kirklees Band D

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS: NONE

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 1000mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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 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 for a free, no obligation quote or for more information.

MATERIAL INFORMATION

TENURE:

Freehold / Managed Freehold / Leasehold / Commonhold / Shared Ownership / Other

LEASEHOLD:

Length of lease -

Start date -

Years remaining -

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

Ground rent - £xxx per annum

Service charge - £xxx per annum

Estate/development charge - £xxx per annum

Shared area maintenance charge - £xxx per annum

Non mains heating or sewerage costs: £xxx per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Barnsley / Wakefield / Sheffield

PROPERTY CONSTRUCTION:

Standard brick and block

Timber frame / date of construction

Steel frame / date of construction

Concrete

The property has a new build warranty on it through xxxx

PARKING:

Garage / Driveway / Electric car charging point / On Street Parking / Resident Permit / Shared Parking

RIGHTS AND RESTRICTIONS:

Grade 11 listed / In a conservation area / Tree Preservation Order / The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land /

DISPUTES:

There have not been any neighbour disputes / There has been a filed neighbour dispute and details can be provided upon request.

BUILDING SAFETY:

There have not been any structural alterations to the property /

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available / There are no known structural defects to the property / There is a known structural defect to the property and information can be provided upon request.

The property contains cladding / A EWS1 form is available / The property contains spray foam insulation / The property contains asbestos

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices /

There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water / Natural Spring

Sewerage - Mains / Septic Tank / Cesspit / Sewerage Treatment System

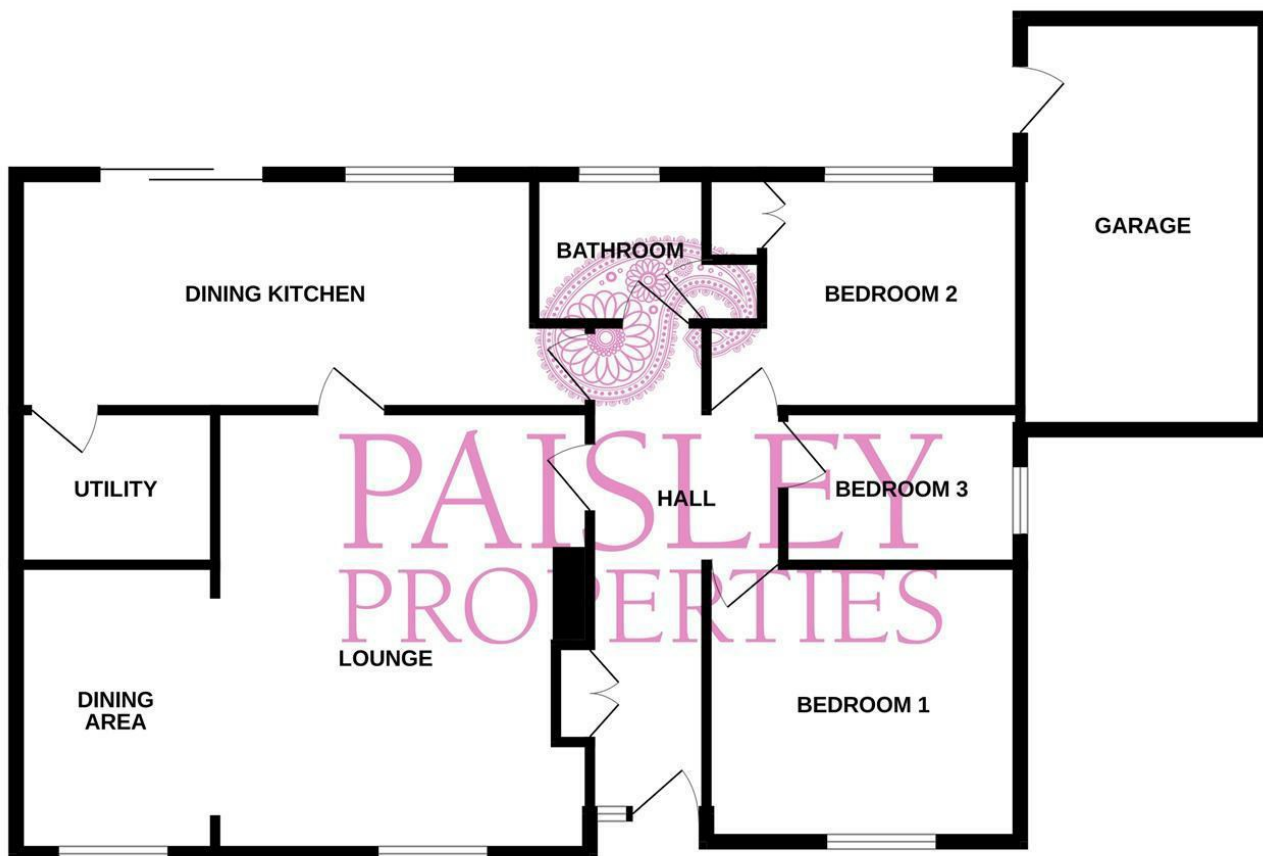
Electricity - Mains / Solar panels

Heating Source - Mains Gas / Oil / LPG / Biomass / Air source heat pump

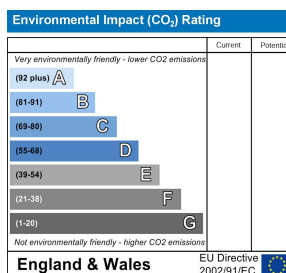
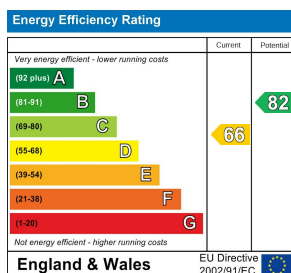
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.



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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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

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