

Broomhall Springs Ash Lane,  
Emley HD8 9QX

OFFERS AROUND  
£725,000



THIS FABULOUS FOUR/FIVE BEDROOM LINK DETACHED FAMILY HOME IS IMMACULATLY PRESENTED THROUGHOUT AND OCCUPIES THE MOST IDYLIC POSITION SURROUNDED BY OPEN FIELDS.

FREEHOLD / COUNCIL TAX BAND F / ENERGY RATING D

PAISLEY  
PROPERTIES



### **ENTRANCE HALLWAY 8'10" apx x 13'10" apx max**

You enter the property through a stable style composite door into a fabulous welcoming hallway which has stone flags running underfoot complete with underfloor heating. Two windows with venetian shutters offer views of the garden and fields beyond. A carpeted staircase with a painted timber balustrade ascends to the first floor. Doors lead to the dining kitchen, study, downstairs WC and living room.



### **DINING KITCHEN 16'2" apx x 17'4" apx max**

This stunning farmhouse style kitchen with oak finished beams to the ceiling really is the heart of the home, it is fitted with beige base and wall units, granite worktops and upstands, rustic style beige tiled splashbacks and an inset one and a half bowl and drainer with waste disposal and a mixer tap with shower attachment. Integrated appliances include a dishwasher and there is a large American style fridge freezer slotted in too. Cooking facilities comprise of a Belling range cooker with a propane gas hob and three electric ovens with a glass and stainless steel extractor fan over. There is an abundance of space to accommodate a large dining table and chairs and further items of furniture. Stone flags run underfoot with underfloor heating for comfort too. There are two windows which offer views over the garden and countryside beyond. An external stable style door leads out to the garden and internal doors lead to the entrance hallway and utility room.







### **UTILITY ROOM 6'0" apx x 10'0" apx**

Continuing the same theme from the kitchen this practical utility space has beige base and wall units, granite worktops and a single bowl stainless steel sink and drainer with mixer tap. There are spaces and plumbing for a washing machine and tumble dryer. Stone flags run underfoot with underfloor heating and there are spotlights to the ceiling. A composite door leads to the rear of the property and an internal door leads to the dining kitchen.



### **STUDY 7'5" apx x 14'2" apx max**

This L-shaped study is light and airy courtesy of a rear facing window looking out to the driveway. Fitted with maple effect office furniture this is a fabulous place for working from home. A large cupboard neatly hides away the property's oil fired boiler, hot water cylinder and under floor heating controls. Heated solid wood flooring runs underfoot and there are spotlights to the ceiling along with oak beams. A door leads to the entrance hallway.



**DOWNSTAIRS W.C. 5'11" apx x 6'9" apx max**

This practical downstairs W.C. is fitted with a compact pedestal hand wash basin with mixer tap and a matching low level W.C. The walls are partially tiled with beige tiles with a decorative mosaic border and stone flags run underfoot with underfloor heating. Spotlights to the ceiling and an illuminated mirror completes the room. An obscure window allows natural light to flood in and a door leads to the hallway.





### **LIVING ROOM 16'1" apx x 21'9" apx max**

Oozing with character and charm on a grand scale, this large living room has oak finished beams and an inglenook exposed stone fireplace with a wooden mantle and an electric stove as a focal point. Flooded with natural light from two windows with shutters to the rear and a fantastic set of large windows to the front which frame the far reaching countryside views beautifully. Carpet runs underfoot as does the under floor heating. Wall lights and a central light fitting illuminate the room beautifully. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING 23'7" apx x 4'11" apx max**

A staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a rear facing window which offers far reaching views over the fields. A fabulous storage cupboard with double doors provides a fabulous space to store coats and household items. Doors lead to the five bedrooms and family bathroom.



### **BEDROOM ONE 16'3" apx x 14'4" apx max**

Exposed roof timbers and a gorgeous vaulted ceiling give this amazing master bedroom the wow factor, combined with light flooding in from windows to three sides which have fitted shutters and offer stunning countryside views alongside neutral décor it is the perfect place to relax and unwind. A built in cupboard offers wardrobe style storage and loft access via a hatch. There is ample space for freestanding bedroom furniture and the current furniture would be available subject to negotiation. Wall lights illuminate the room beautifully. Doors lead to the ensuite and landing.



### **ENSUITE 8'7" apx x 7'1" apx**

This tastefully presented ensuite bathroom is beautifully appointed with a white freestanding bath tub with claw feet and a pedestal tap with shower attachment, a gloss white vanity unit incorporating drawers for storage with an integrated hand wash basin with mixer tap and a concealed cistern W.C. which sits alongside a step in shower cubicle which is equipped with a waterfall shower. The room is fully tiled with beige tiles with a mocha decorative border and a co-ordinating beige tiled floor. Spotlights to the ceiling, a chrome ladder style towel radiator and an illuminated mirror complete the room. Light cascades in from a roof skylight and a door leads to the bedroom.



### **BEDROOM TWO 11'4" apx x 16'3" apx max**

This L-shaped good sized neutrally decorated double bedroom benefits from walnut effect and smoked glass fronted sliding wardrobes and matching drawers for storage. Two front facing windows with shutters provide stunning countryside views. Doors lead to the ensuite and landing.





**ENSUITE 6'5" apx x 6'4" apx max**

This contemporary shower room is fitted with a white pedestal hand wash basin with mixer tap, a low level WC and a quadrant shower cubicle with a waterfall electronic steam shower. Beige tiles with a rustic mosaic mocha border adorn the walls and coordinating cream ceramic tiles run underfoot. An illuminated mirror, chrome heated towel rail and spotlights to the ceiling complete the look. A skylight allows natural light to tumble in and a door leads to the bedroom.





### **BEDROOM THREE 12'7" apx x 9'9" apx max**

This third double bedroom can be found to the front of the property and once again has a window with shutters offering fantastic views over the countryside as well as a skylight which allows extra natural light to enter. Having neutral décor and an abundance of space for freestanding bedroom furniture, it really is charming. A door leads to the landing.



### **BEDROOM FOUR 7'4" apx x 12'7" apx max**

Located to the front of the property with two windows with shutters allowing lovely countryside views and an abundance of natural light to enter, this double bedroom has neutral décor and space for freestanding bedroom furniture. A hatch allows access to the loft. A door leads to the landing.





**DRESSING ROOM / BEDROOM FIVE 7'8" apx x 6'9" apx max**

This fifth bedroom which would easily accommodate a single bed and associated furniture items, however it has been fully fitted out as a dressing room with walnut effect wardrobes. A rear facing window with a shutter allows natural light to enter and allows views over the countryside. A door leads to the landing.





**FAMILY BATHROOM 6'9" apx x 9'10" apx**

This modern family bathroom has an oak vanity suite incorporating cupboards for storing bathroom essentials alongside an integral washbasin with mixer tap and a concealed cistern W.C. Fully tiled with rustic beige tiles with a mosaic border and co-ordinating cream riven tiles underfoot, the room has sloping ceilings with spotlights, a skylight allowing natural light to flood in and a chrome heated towel rail. A door leads to the landing.





### **GARDENS, GARAGE & PARKING**

Occupying an enviable plot with a beautiful manicured garden space to the front and extensive parking to the rear, this property really does not disappoint externally. A sweeping gravelled driveway edged with a dry stone wall with lights, sweeps round to a double garage with an electric door, light and power. A large shed close to the entrance provides storage for garden items. A potting shed sits to the side of the garage and there is a sturdy greenhouse perfect for the avid gardener. A patio area creates the perfect place for al fresco dining and there is a good sized lawn too, a paved path runs around the property. A large shed hides the property's oil tank and propane gas tank. A large timber gate for decoration protects the front of the property from the roadside.













## **MATERIAL INFORMATION**

### **TENURE:**

Freehold

### **ADDITIONAL COSTS:**

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

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees Band F

### **PROPERTY CONSTRUCTION:**

Standard brick and block / stone

### **PARKING:**

Garage & Driveway

### **RIGHTS AND RESTRICTIONS:**

There is a public footpath through the driveway.

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

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.

### **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 - Oil

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**

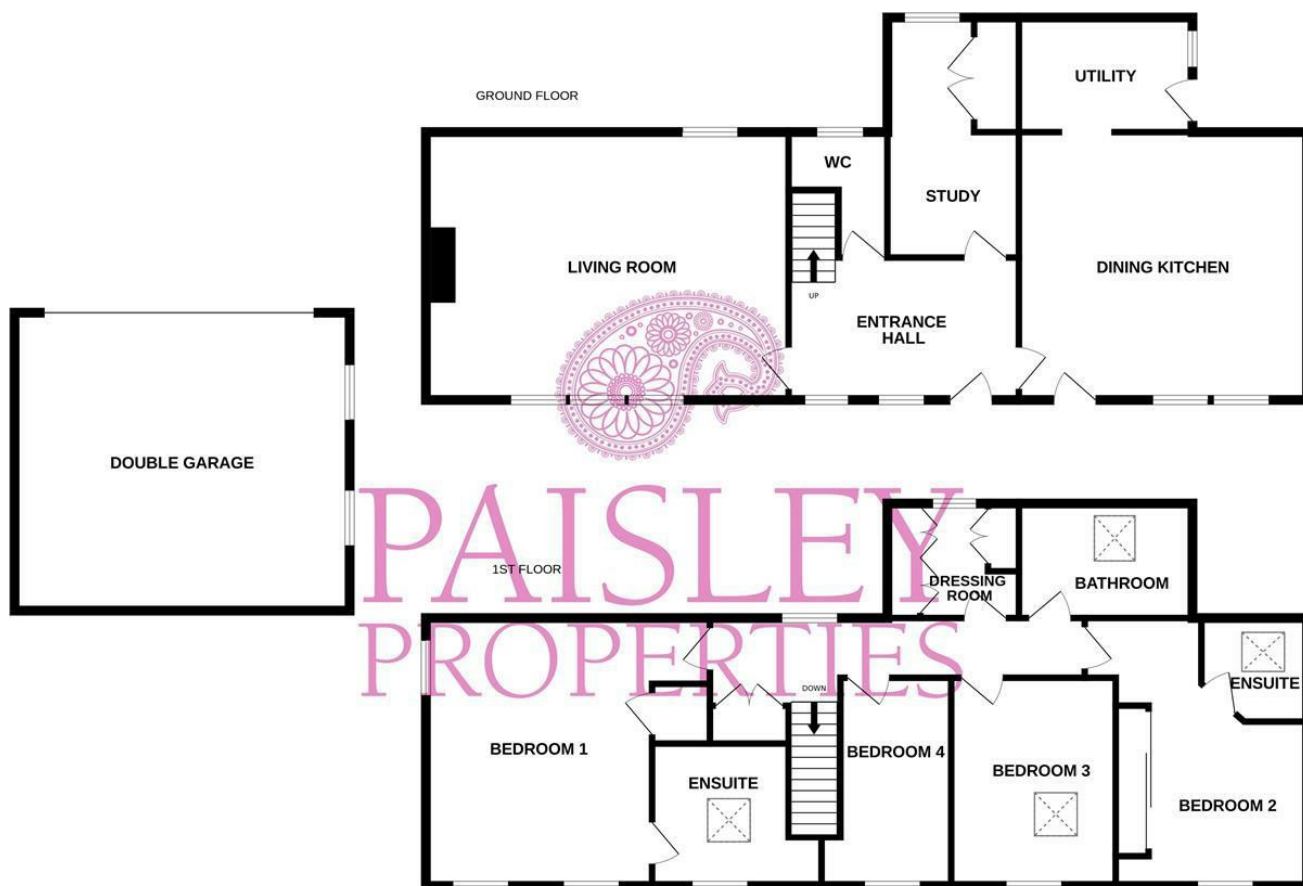
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please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

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

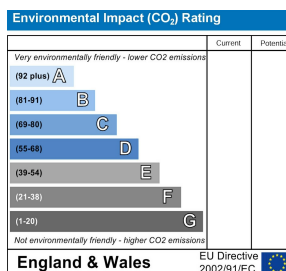
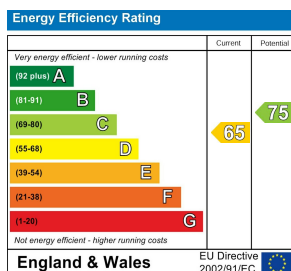
**PAISLEY SURVEYORS**

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.





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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