

Alsop Place, 5 Beaumont Street,
Emley HD8 9RJ

OFFERS AROUND
£490,000



THIS WELL PRESENTED, NEUTRALLY DECORATED FOUR/FIVE BEDROOM DETACHED FAMILY HOME BOASTS SPACIOUS ROOM SIZES THROUGHOUT, A FABULOUS OPEN PLAN LIVING KITCHEN, LOW MAINTENANCE ENCLOSED REAR GARDEN, EV CHARGER & SOLAR PANELS.

FREEHOLD / KIRKLEES BAND E / ENERGY RATING A

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 21'1" apx x 3'4" apx max

You enter the property through a part glazed oak effect uPVC door into a lovely welcoming hallway with heated limestone flooring underfoot. Slim cupboards to one wall offer some storage and house the property's underfloor heating controls. Stretching right through the property to the living dining kitchen, double doors lead off to the lounge and doors lead to the study/downstairs bedroom, utility room, downstairs WC and finally the living dining kitchen. A carpeted staircase ascends to the first floor landing.

LOUNGE 20'4" apx x 11'5" apx max

Positioned to the front of the property with a large window overlooking the village, this fabulous lounge has wood flooring underfoot, two contemporary chandeliers to the ceiling and wall lights to the alcoves. A limestone fireplace equipped with a modern ethanol fire creates a super focal point in the room and there is an abundance of space for lounge furniture. Practical wood flooring runs underfoot and two modern chandeliers illuminate the room beautifully. A set of double doors open to the hallway.



DINING KITCHEN 25'7" m apx x 15'0" apx max

Located to the rear of the property with a window looking out to the garden this generous dining kitchen is fitted with cream gloss base and wall units, timber worktops and upstands and a stainless one and a half bowl sink with mixer tap. Cooking facilities comprise of a range cooker with a gas hob and electric ovens with a large glass and stainless steel extractor fan over. Integrated appliances include a dishwasher and there is room to accommodate an American style fridge freezer. An island unit provides extra work surface and storage too. There is ample space to accommodate a large dining table and chairs. Heated limestone flooring runs underfoot and spotlights to the ceiling complete the room. An external door leads out to the side of the property, a large opening stretches to the family room/snug and a door leads to the entrance hallway.



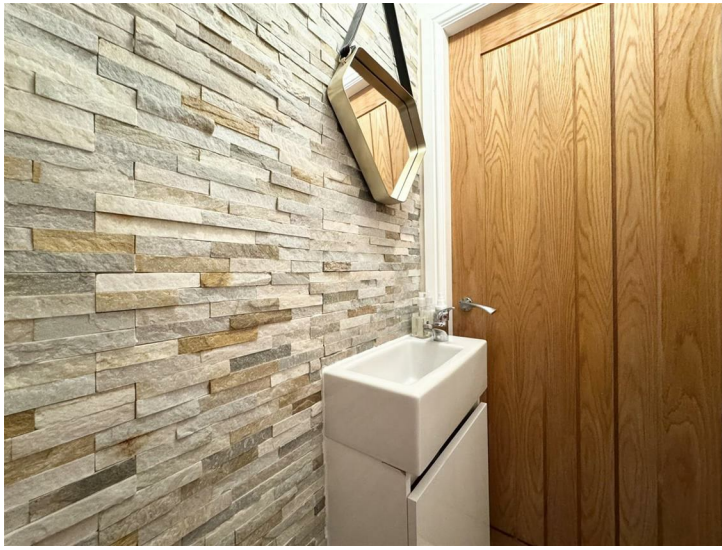
SNUG / FAMILY ROOM 9'10" apx x 16'7" apx max

This fantastic extension to the property has Velux skylights, a window and a set of Bifold doors all adding to the light and airy feel. Heated limestone flooring continues underfoot from the dining kitchen and this whole room is just a perfect social entertaining space. there is plenty of room for lounge furniture. Bifold doors open out to the garden and a large opening extends to the dining kitchen.



DOWNSTAIRS WC 2'8" apx x 5'2" apx max

This practical downstairs WC has a sloped ceiling and is fitted with a white low level W.C. and a vanity unit handwash basin. Attractive split face rustic tiles adorn one wall and beige ceramic tiles run underfoot. A door leads to the hallway.



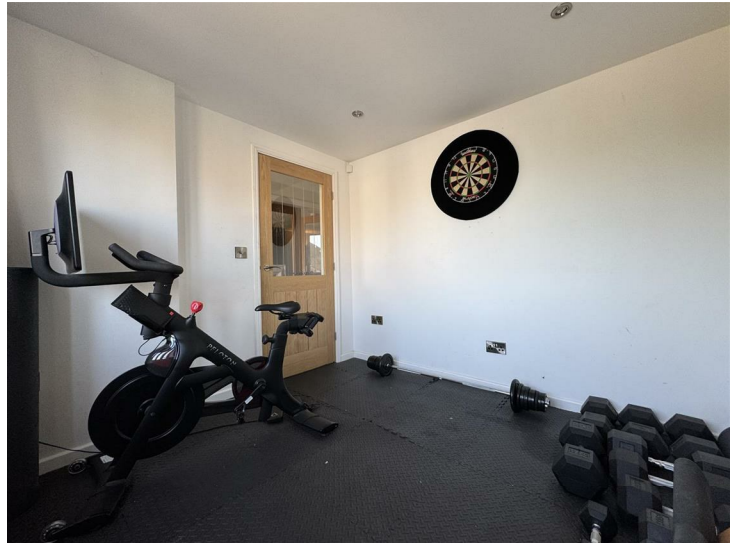
UTILITY ROOM 7'11" apx x 9'3" apx max

This practical utility room is fitted with grey base units with timber worktops, white tiled splashbacks and a Belfast sink with a shower tap. There are spaces and plumbing for a washing machine and a tumble dryer. The property's boiler sits in a cupboard to one corner. Spotlights to the ceiling and waterproof wood effect laminate flooring complete the room. A door leads to the hallway.



HOME OFFICE/ BEDROOM FIVE 9'4" apx x 9'1" apx max

To the front of the property with a window allowing natural light to flood in, this versatile room was formerly part of the property's garage and is used as a gym by the current owners, it would make a perfect study, home office or bedroom. A door leads to the hallway.



FIRST FLOOR LANDING 12'8" apx x 3'4" apx max

Stairs ascend from the hallway to the first floor landing which is light and airy courtesy of a Velux window and a side facing window on the staircase. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 14'8" apx x 14'0" apx max

To the front of the property and enjoying views of the village and countryside beyond from its window, this generous master bedroom has an abundance of space to accommodate freestanding bedroom furniture. Benefitting from carpet underfoot, spotlights to the ceiling, neutral décor and doors leading to the ensuite and hallway.



ENSUITE 10'7" apx x 6'0" apx max

Cleverly designed to take advantage of the space this ensuite shower room has sloping ceilings and a Velux window allowing light to spill in. The walls are tiled with graphite tiles with a decorative mosaic border and matching floor tiles run underfoot. Fitted with a white pedestal wash basin, matching low level W.C. and a shower enclosure equipped with a thermostatic mixer waterfall shower with a handheld shower attachment, this room has an air of luxury. A door leads to the bedroom.



BEDROOM TWO 11'4" apx x 11'4" apx

This L-shaped double bedroom is light and airy courtesy of a Velux window and a window overlooking the garden. There is ample space for freestanding bedroom furniture and carpet runs underfoot. A door leads to the landing.



BEDROOM THREE 8'10" apx x 15'0" apx max

Having a window overlooking the garden and allowing natural light to flood in, this good sized double bedroom benefits from fitted grey wardrobes and bridging units to one wall. There is ample space for further items of bedroom furniture and carpet underfoot. A door leads to the hallway.



BEDROOM FOUR 9'4" apx x 9'10" apx max

This fourth double bedroom has a sloping ceiling with a Velux window, carpet underfoot and ample space for freestanding bedroom furniture. A door leads to the landing.



FAMILY BATHROOM 7'1" apx x 6'5" apx max

This contemporary bathroom is fitted with a white three piece suite comprising of a P-shape bath with a thermostatic mixer tap over and a glass protective screen, a pedestal handwash basin and a low level WC. The walls are fully tiled with beige travertine tiles with a mosaic decorative border and co-ordinating mocha floor tiles run underfoot. A chrome heated towel radiator and spotlights to the ceiling complete the room. A door leads to the landing.



REAR GARDEN

Behind the property is a well designed low maintenance L-shaped garden with patio areas and an artificial lawn. A gated path leads round to the front of the property.



FRONT & PARKING

To the front of the property is an impressive gated driveway offering parking for multiple vehicles with the added benefit of an EV charger. There is a large metal garden shed for storing outdoor equipment.



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 E

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway & Electric car charging point

RIGHTS AND RESTRICTIONS:

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 / Solar panels

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.

The property is within 20m of historic mining activity.

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.

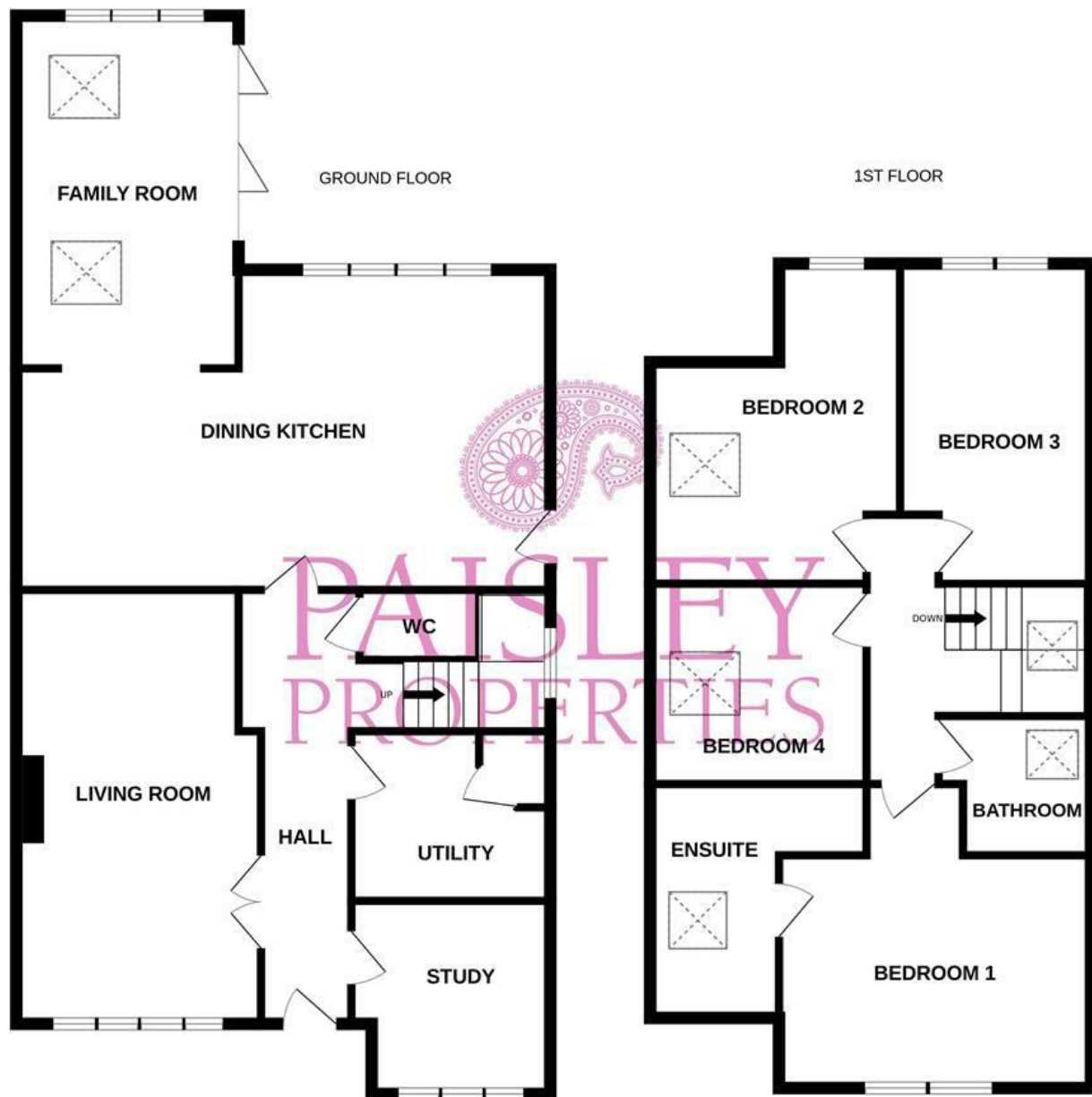
PAISLEY MORTGAGES

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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		93	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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