

16 Mount Pleasant,  
Emley HD8 9RY

OFFERS AROUND  
£140,000



**\*\*NO ONWARD CHAIN\*\* BURSTING WITH POTENTIAL AND SIMPLY RIPE FOR RENOVATION, THIS TWO BEDROOM MID TERRACE COTTAGE BENEFITS FROM A LOVELY REAR ENCLOSED GARDEN AND ON STREET PARKING.**

**FREEHOLD / COUNCIL BAND: A / ENERGY RATING: D**

PAISLEY  
PROPERTIES



## SUMMARY

Located in the sought after semi-rural village of Emley, this mid terrace cottage is in need of renovation but is absolutely bursting with potential to be a fabulous family home. Offering spacious accommodation throughout briefly comprising of:- dining kitchen, cellar, lounge, first floor landing, two double bedrooms and a house bathroom. Externally the property benefits from a good size rear enclosed garden which is decked closest to the house, lawned with planted beds to the perimeter with both a child's wooden playhouse and a shed for garden storage.

## KITCHEN 10'0" apx x 13'6" apx max

You enter the property through a black composite door into the dining kitchen which has a window to the front looking out the quiet street and a part glazed composite door leading out to the garden, both of these allow natural light to flood in. The kitchen is fitted with dark grey base and wall units and there are spaces for a tall fridge freezer, freestanding cooker and a washing machine. There is a breakfast bar to one side offering an informal dining solution. Large vinyl floor tiles run underfoot. Doors lead out to the garden, to the lounge, cellar and to the staircase which ascends to the first floor.



## CELLAR 6'7" apx x 6'9" apx max

Accessed via a set of stone steps from the kitchen this useful cellar is perfect for storing things and has light and power.

## LOUNGE 13'8" apx x 12'2" apx max

Flooded with natural light from a large rear facing window which looks out into the garden, this lovely large lounge has ample space for freestanding furniture. A door leads to the kitchen.



### **LANDING 6'5" apx x 4'6" apx max**

A carpeted staircase with a white painted wooden handrail ascends to the first floor landing which is L-shaped and flooded with light from a window looking out to the street. It has a built-in cupboard for storage. Doors lead to the two bedrooms and house bathroom.

### **BEDROOM ONE 13'6" x 9'3" max**

Positioned to the rear of the property with a large window looking out over the garden, is this good sized double bedroom which has an alcove to one end with a high-level built-in cupboard perfect for placing a small double bed or wardrobe. There is ample room for other freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 12'4" apx x 8'7" apx max**

This second double bedroom also enjoys views over the garden from its large window and once again it has ample space to accommodate freestanding bedroom furniture. A hatch gives access to the loft and a door leads to the landing.





### **HOUSE BATHROOM 4'7" apx x 8'11" apx max**

This contemporary bathroom is fitted with a white three-piece suite consisting of a pedestal wash basin with chrome taps, a bath also with chrome taps and electric shower over and a low-level W.C. The room is partially tiled with white metro tiles. Black tile effect vinyl flooring runs under foot and there is a flush light fitting completing the room. An obscure window allows natural light to enter and a door leads to the landing.



### **EXTERIOR**

A private rear enclosed garden sits behind the property and is accessed from the kitchen. A raised decked area adjacent to the house steps down to a paved patio and a lawn. There is a child's playhouse and a garden shed too.



## **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 A

PROPERTY CONSTRUCTION: Standard brick and block

PARKING:  
On street parking close by.

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.

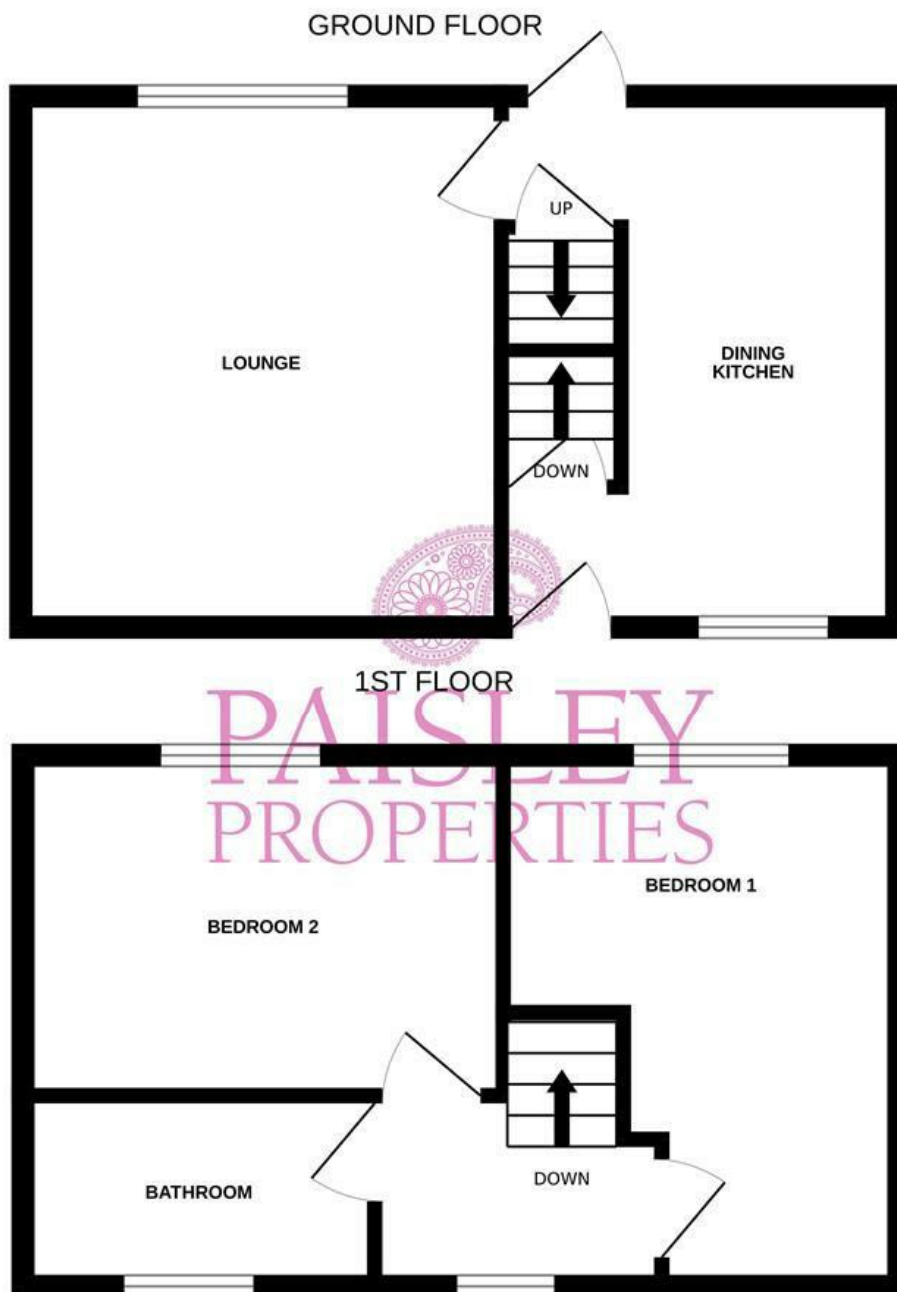
**PAISLEY MORTGAGES**

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](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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>59</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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

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