

23a Warburton,  
Emley HD8 9QP

OFFERS AROUND  
£290,000



**\*\*NO ONWARD CHAIN\*\* THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION AND BOASTS A PRIVATE REAR GARDEN, CONSERVATORY EXTENSION AND DRIVEWAY PARKING.**

**FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C**

**PAISLEY**  
PROPERTIES

### **ENTRANCE HALLWAY 5'9" apx x 9'10" apx max**

You enter the property through an attractive deep blue composite part glazed door into a welcoming hallway. A carpeted staircase with a spindled balustrade leads to the first floor and doors lead to the boot room, lounge and kitchen.

### **CLOAKROOM 7'5" apx x 9'7" apx max**

Formerly the property's garage and now used as a utility room and area to store coats and shoes, this practical space has carpet underfoot. A cupboard to one corner conceals the central heating boiler. Doors lead to the study/home office and to the entrance hallway.

### **HOME OFFICE / STUDY 8'0" apx x 9'7" apx max**

Although currently used as a storage space this versatile room which was previously part of the property's garage has carpet underfoot and a side facing leaded window allowing natural light to enter. A door leads to the boot room.

### **LOUNGE 16'3" apx x 10'2" apx max**

Positioned to the front of the property with a large leaded window allowing natural light to flood in, this cosy lounge has a multi fuel stove in a plastered inglenook fireplace as a focal point and ample space for lounge furniture. The room has neutral decor, a central chrome light fitting and carpet underfoot. Doors lead to the dining room and the entrance hallway.



### **DINING ROOM 8'7" apx x 10'3" apx max**

Sandwiched between the kitchen, lounge and conservatory, the dining room benefits from practical wood effect flooring running underfoot and a set of French doors which open to the conservatory. There is ample space for a dining table and chairs. Doors lead to the kitchen and the lounge.



### **GARDEN ROOM 9'6" apx x 15'2" apx max**

This fabulous addition to the property has been further improved by the current owners to incorporate a lightweight tiled roof with a Velux roof light and plastered ceiling with spotlights. It is the perfect place to sit and relax enjoy garden views. Wood effect laminate flooring runs underfoot. There is an abundance of space to accommodate not only a dining table but lounge furniture too. French doors open to the dining room and a second set open to the garden.



### **KITCHEN 7'4" apx x 9'8" apx max**

This modern kitchen has a window looking out into the conservatory which allows natural light to enter, fitted with a range of white and oak effect base and wall units, cream granite coated worktops, tiled splashbacks and a single bowl stainless steel sink and drainer with mixer tap. Cooking facilities comprise of a four burner gas hob with a stainless steel extractor fan over and an electric fan oven. There is space and plumbing for a washing machine and an integrated dishwasher. Further under counter spaces would allow for a fridge and freezer or a tumble dryer. Wood effect laminate flooring runs underfoot. A large understairs cupboard presents a fantastic storage opportunity for household items or it could be used as a pantry. Doors lead to the hallway and the dining room.



### **FIRST FLOOR LANDING 5'8" apx x 10'9" apx max**

A carpeted staircase ascends from the entrance hallway to the first floor landing which is light and airy courtesy of a side facing window. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 13'0" apx x 9'2" apx max**

Located to the front of the property with a large window allowing natural light to flood in and looking out over the quiet street, this neutrally decorated double bedroom has ample space for freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM TWO 13'0" apx x 10'5" apx max**

Enjoying garden views from its window, this charming double bedroom again has ample space for bedroom furniture and neutral décor. A door leads to the landing.



**BEDROOM THREE 6'11" apx x 9'8" apx max**

This third bedroom has a high level front facing window allowing natural light to enter, it would accommodate a single bed and associated bedroom furniture items or could be used as a walk in wardrobe or home office. A hatch gives access to the loft which is boarded and equipped with a ladder and light. A door leads to the landing.



**HOUSE BATHROOM 7'5" apx x 5'4" apx**

This contemporary bathroom is fitted with a white three piece suite comprising of a low level WC, a pedestal wash basin and a bath with an electric shower over and a glass screen. Modern grey tiles adorn the walls and wood effect vinyl runs underfoot. A central spotlight fitting and a chrome heated towel rail completes the room. A door leads to the landing.



### **FRONT & PARKING**

To the front of the property is a wide block paved driveway which provides parking for two vehicles. A path continues down the side to the side door and the rear garden.

### **REAR GARDEN**

Behind the property sits a fantastic garden space which has been landscaped to include patio areas adjacent to the house and at the end of the garden where a large garden shed provides storage for garden equipment. The garden is mainly laid to lawn with tall hedges making it a lovely private space.



## **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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING  
Driveway

RIGHTS AND RESTRICTIONS:

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 1000 Mbps

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**

Paisley Properties 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**

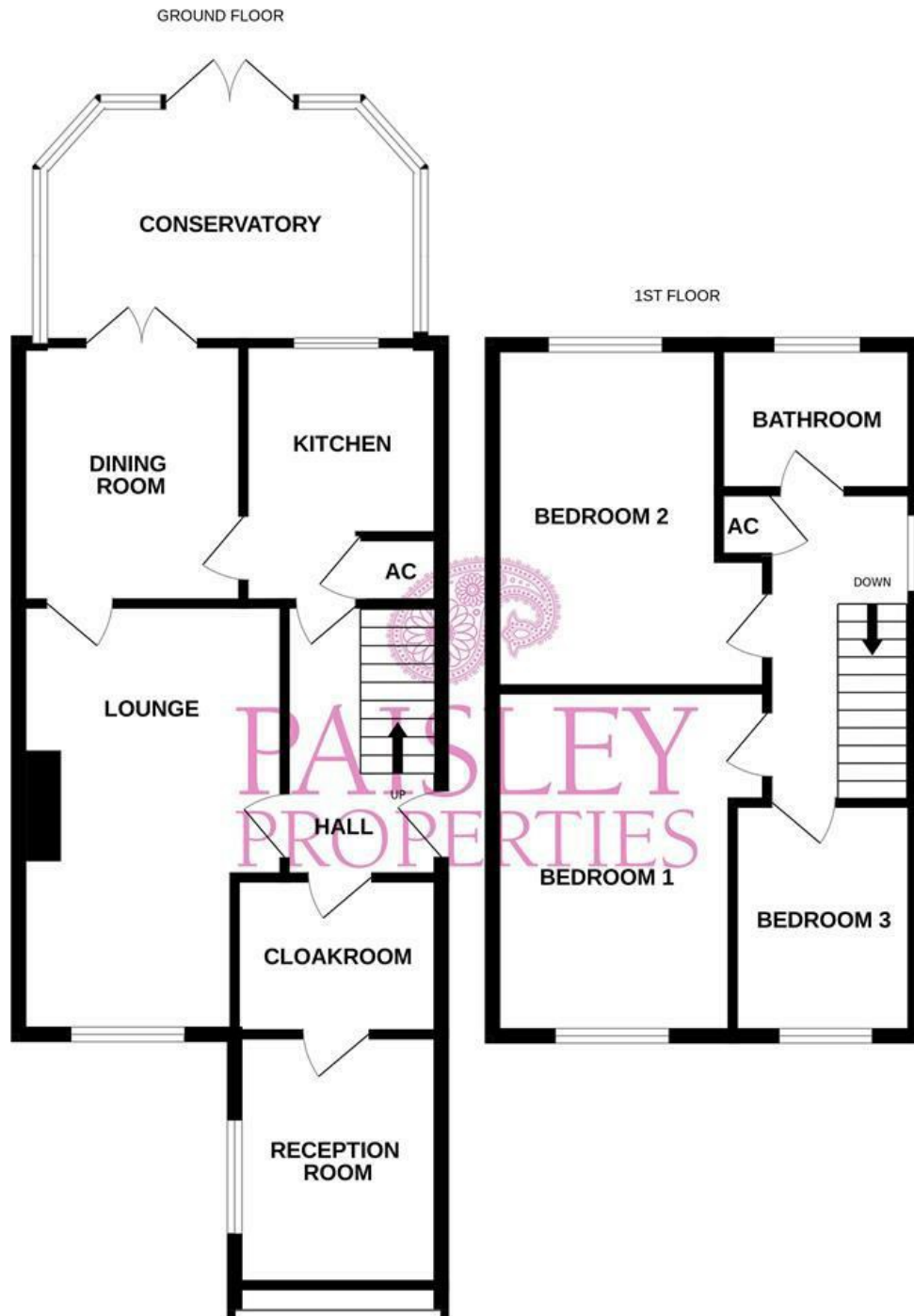
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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) A			
(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		73	78
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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