Broomhall Ash Lane,
Emley HD8 9QX

OFFERS AROUND
£350,000

THIS FANTASTIC DETACHED THREE BEDROOM STONE BUILT PROPERTY IS SIMPLY SURROUNDED BY OPEN COUNTRYSIDE AND BENEFITS FROM A SOUTH FACING GARDEN.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING F

PAISLEY
PROPERTIES

PORCH 5'9" apx x 3'4" apx
You enter the property through a timber door into a useful porch where there is space to remove and store outdoor clothing on arrival. Practical stone flooring runs underfoot and a door leads to the kitchen.

KITCHEN 12'0" apx x 9'4" apx

This modern kitchen is fitted with grey base and wall units, contrasting black granite worktops and upstands and a ceramic single bowl sink and drainer with mixer tap. Cooking facilities comprise an induction hob with an angled glass extractor fan over, a double electric fan oven and an integrated microwave. Integrated appliances include an undercounter fridge. A double cupboard neatly hides a space and plumbing for a washing machine. A central spotlight fitting and pelmet spotlights light the room well. Stone flooring runs underfoot. Doors lead to the porch and dining room.

DINING ROOM 15'0" apx 14'1" apx

Flooded with natural light from windows to dual aspects, this spacious dining room has a stone decorative fireplace as a focal point and ample space to accommodate a large table and chairs alongside other freestanding furniture items. There are beams to the ceiling and both wall lights and a central light fitting illuminate the room beautifully. Stone flooring runs underfoot and doors lead to the lounge, kitchen and stairwell.

LOUNGE 15'9" apx x 10'10" apx

Light and airy courtesy of windows to dual aspects, this lovely lounge is oozing character with beams to the ceiling and a gas stove in an inglenook fireplace with a wooden mantel as a focal point. Alongside the fireplace in one of the alcoves is a stone shelf perfect for housing a television.There is an abundance of space for lounge furniture. Practical wood flooring runs underfoot and there are wall lights and a matching central light fitting. A door leads to the dining room.

STAIRWELL

A carpeted staircase ascends to the firt floor landing. An external white uPVC leads out to the garden and doors lead to the WC and dining room.

DOWNSTAIRS WC 4′1″ x 4′10″ apx

This practical downstairs toilet is situated just inside the front door to the property and is fitted with a white pedestal handwash basin with mixer tap and a matching low level WC. The walls are partially tiled with rustic style mosaic tiles in muted colours and there is stone flooring underfoot. The property's central heating boiler is located on the wall and a chrome heated towel rail completes the room. An obscure window allows natural light to enter and a door leads to the stairwell.

FIRST FLOOR LANDING 5'6" apx x 9'6" apx

A carpeted staircase ascends to the first floor landing which is light and airy courtesy of a window which commands far reaching countryside views. Doors lead to the study, two bedrooms and house bathroom.

STUDY 12'1" apx x 5'11" apx

Currently used as a home offcie by the current owners this versatile space could alternatively be a nursery or a dressing room. A large window offers panoramic views of the countryside beyond. Doors lead to the master bedroom and landing.

BEDROOM ONE 15'9" apx x 10'8" apx max

Accessed through the study and spanning the full depth of the property, this generous master bedroom has an abundance of space for freestanding bedroom furniture and benefits from windows to three walls offering wonderful far reaching views. A door leads to the study.

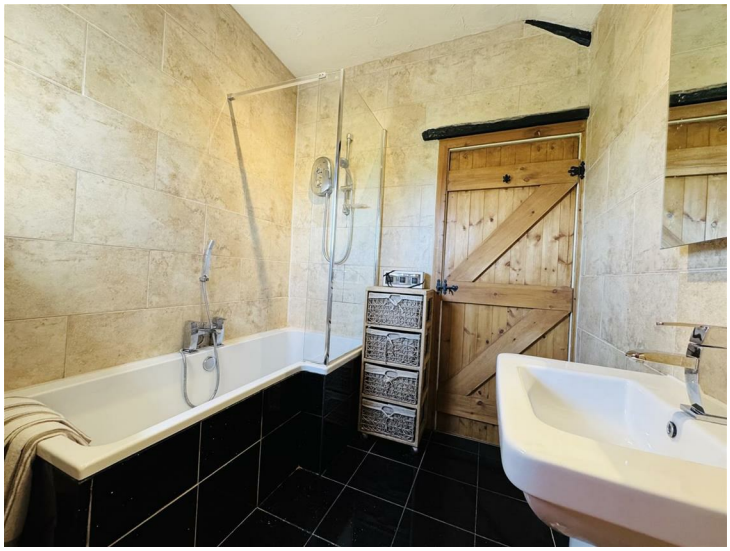
BEDROOM TWO 11'2" apx x 8'11" apx max

This second double bedroom can be found to the front of the property with a window looking out to the garden and fields beyond. It boasts neutral décor and has ample space for freestadning items of bedroom furniture. A door leads to the landing.

BEDROOM THREE 7'5" apx x 10'5" apx

This third L shaped bedroom has space for a single bed and associated items of furniture. A window once again offers views out to the front of the property and those spectacular countryside views. A door leads to the landing.

BATHROOM 6'10" apx x 7'7" apx



This modern bathroom is fitted with a white three piece suite comprising an L-shaped bath with an elecctic shower over and protective glass screen, a pedestal handwash basin with mixer tap and a low level WC. Travertine tiles adorn the walls and there are polished black granite floor tiles underfoot. Spotlights to the ceiling, an illuminated mirror over the basin and a chrome heated towel rail complete the room. A window allows natural light to enter and a door leads to the landing.

GARDEN

The property has an enclosed private garden which is well established and maintained and on two levels with a patio adjacent to the house and a lawned area too. There is a summer house and also a greenhouse for the avid gardener. There is also a timber shed for storing garden items.

VIEWS

MATERIAL INFORMATION
TENURE:
Freehold

ADDITIONAL COSTS:

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard brick and block / Stone

PARKING:
Off road parking is available.

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
Heating Source - LPG
Broadband - Suggested speeds up to 24 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

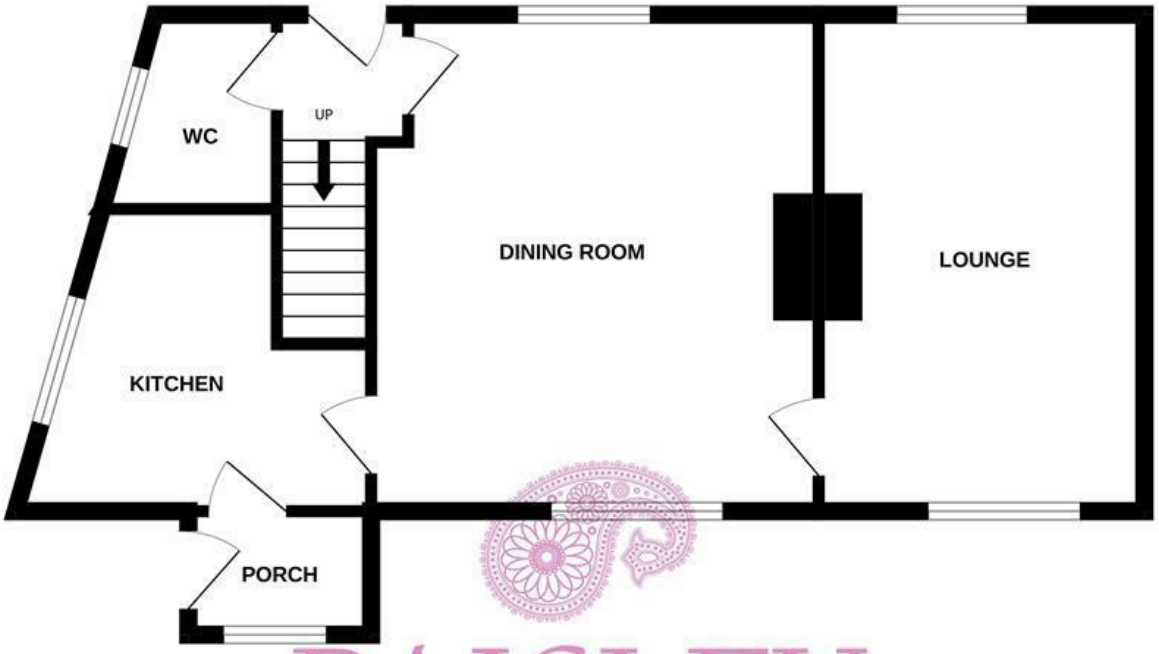
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment 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 to arrange an appointment.

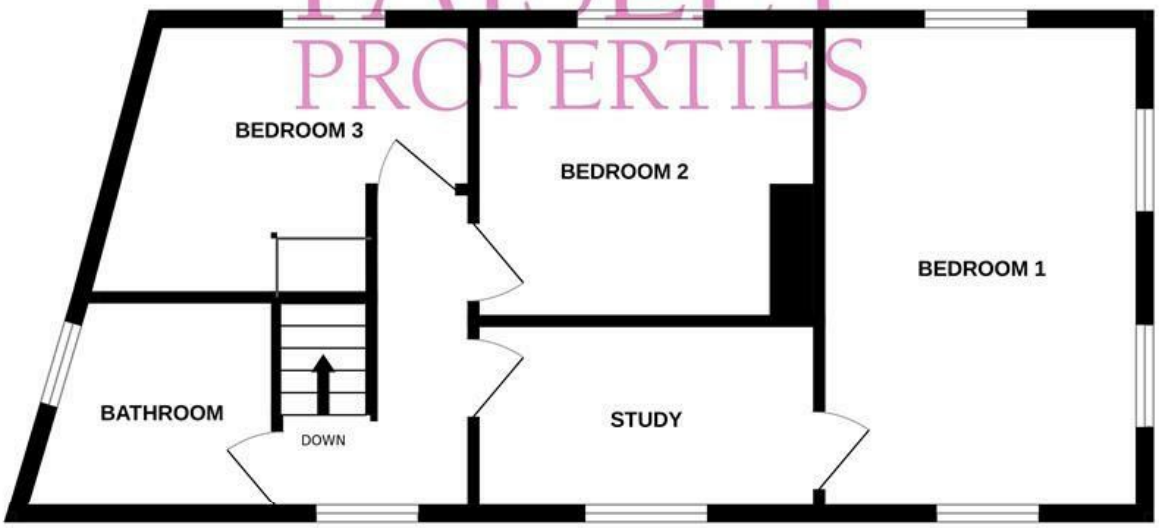
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

GROUND FLOOR

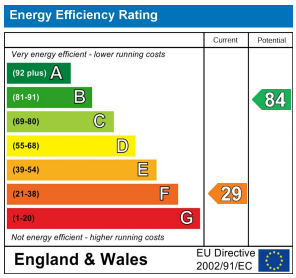


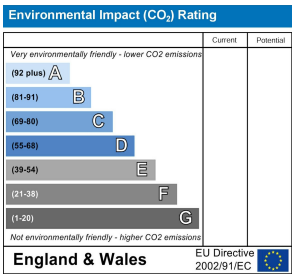
PAISLEY PROPERTIES

1ST FLOOR



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.
Made with Metropix ©2026





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

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY
PROPERTIES