

10a Windmill Hill Lane,  
Emley Moor HD8 9TA

OFFERS AROUND  
£450,000



THIS THREE BEDROOM DETACHED NEW BUILD PROPERTY HAS A PRIVATE DRIVE AND IS POSITIONED IN A SUPERB LOCATION WITH FAR REACHING VIEWS.

FREEHOLD / COUNCIL TAX BAND: TBC / ENERGY RATING: TBC



**SPECIFICATION**

Kitchen/Utility

- Nobilia German Kitchen
- Laminate Worktops
- Matching Laminate upstand
- Single oven
- Integrated fridge/freezer
- Integrated extractor
- Electric Induction hob with glass splashback
- Integrated Dishwasher
- Space for stacked washer and Dryer and worktop in utility

Family Bathroom / En-Suite / Downstairs WC:

- Half Tiled walls with full tile in the shower areas
- Sanitary ware: chrome
- Basin with wall mounted vanity
- Close coupled toilets
- Chrome Bar Showers
- Chrome Towel Radiators
- High quality vinyl floors

Flooring

- Kitchen/Living- Laminate
- Bedroom/Stairs/Landings/Hallways - Carpet

Internal

- High quality prefinished internal doors White
- Custom skirting and architrave
- Professional paints – White ceilings and Farrow and Ball light grey Walls throughout
- Low energy LED lighting throughout
- Chrome sockets and switches
- High performance thermal insulation and air tightness.
- Modern UPVC double glazed windows and composite front door and aluminium rear door

Heating and Hot water:

- Combi Boiler with Warranty
- Radiators throughout with 2 zone thermostat control (1 on each floor)

External

- 1 Electric Vehicle Charging Point to the front drive
- 8 Solar Panels to the roof generating 3.4KW
- External lighting

Garden

- Large Flagged patio area with turf to rear
- Large Front Block Paved Drive for 2/3 Vehicles

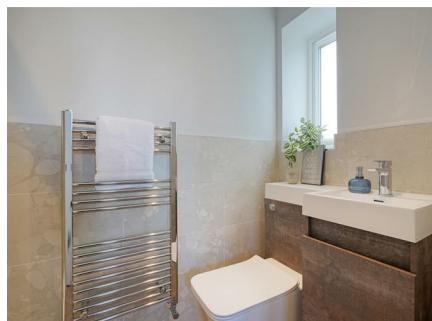
**DIMENSIONS**

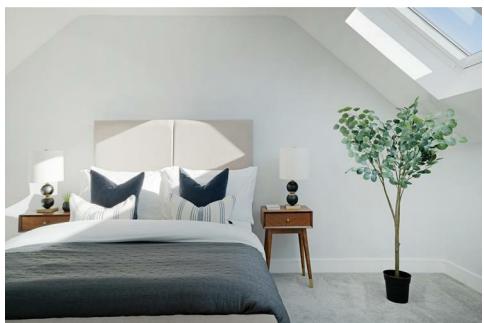
LIVING DINING KITCHEN - 8.01m approx x 3.34m approx  
LOUNGE - 4.49m approx x 3.33m approx  
UTILITY - 2.00m approx x 1.82m approx  
DOWNSTAIRS W.C - 2.00m approx x 1.00m approx  
GROUND FLOOR BEDROOM - 3.33m approx x 3.05m approx  
EN-SUITE - 1.20m approx x  
FIRST FLOOR BEDROOM ONE - 4.85m approx x 3.33m approx  
FIRST FLOOR BEDROOM TWO - 4.85m approx x 3.33m approx  
BATHROOM - 2.00m approx x 1.99m approx



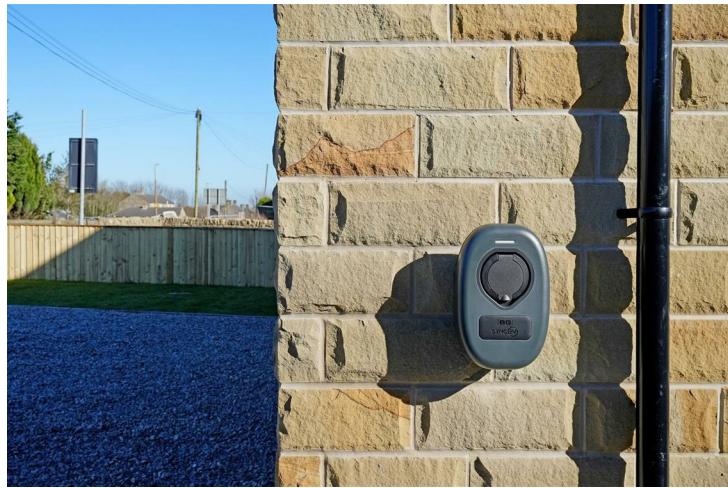












#### AGENTS NOTES:

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.

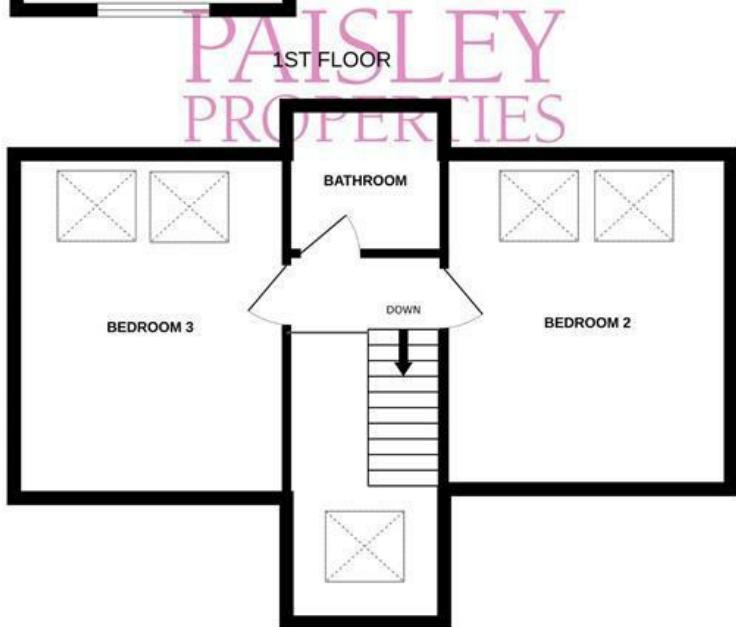
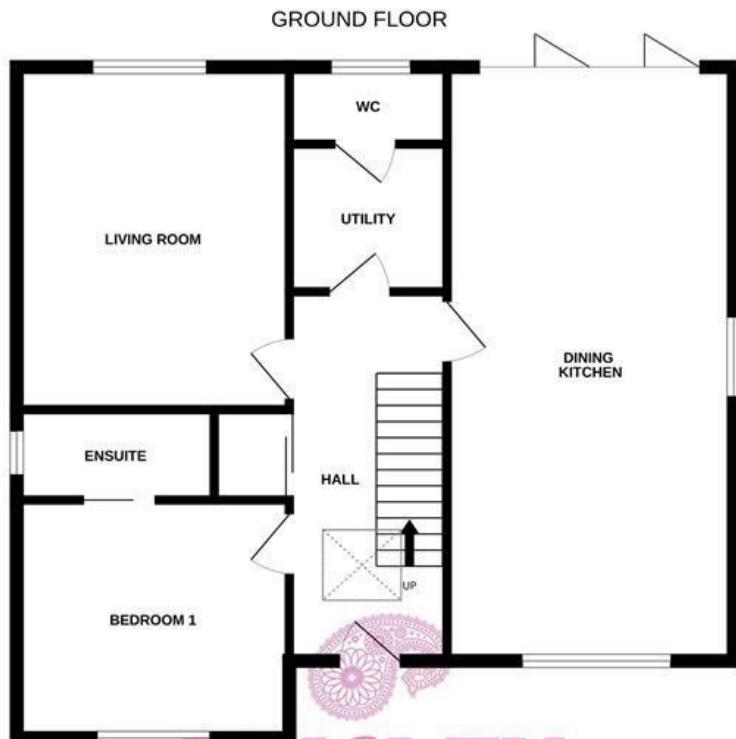
#### PAISLEY MORTGAGES

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)	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		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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PAISLEY  
PROPERTIES