# 8 Fox Close,
# Emley HD8 9SH

**OFFERS AROUND**
**£325,000**















THIS THREE BEDROOM LINK DETACHED PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION, AN ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING C

PAISLEY
PROPERTIES

**ENTRANCE HALLWAY 5'3" apx x 4'5" apx**
You enter the property through a part glazed composite door into a welcoming entrance hallway where there is space to remove outdoor clothing and shoes on arrival. A carpeted staircase ascends to the first floor and a door leads through to the lounge.

**LOUNGE 13'10" apx x 12'3" apx**




Positioned to the front of the property with a large window looking out to the street is this light and airy lounge which is tastefully decorated and has ample space for lounge furniture. A large opening leads through to the lounge and a door leads to the entrance hallway.

**DINING KITCHEN 15'10" apx x 10'7" apx**




This modern country style dining kitchen is fitted with cream base and wall units, timber worktops and upstands and a one and a half bowl ceramic sink and drainer with chrome mixer tap. Cooking facilities comprise an induction hob with black canopy hood over, a stainless steel single electric oven and an integrated microwave. Integrated appliances include a dishwasher and an undercounter fridge. Dark grey tiled laminate flooring runs underfoot and there are two pendant light fittings. A spacious understairs cupboard sits to one corner. There is ample space to accommodate a table and chairs. A door leads to the garage and a set of glazed doors open to the conservatory. A large opening leads through to the lounge.

**CONSERVATORY 8'6" apx x 8'9" apx**




This fantastic addition to the property has dwarf walls, white glazed panels and a polycarbonate roof with a ceiling light fan. Dark grey tile effect laminate flooring runs underfoot. A set of French doors leads out to the garden and a glazed set of doors allows access to the dining kitchen.

**FIRST FLOOR LANDING 6'5" apx x 10'2" apx**

A carpeted staircase with a white spindled balustrade ascends from the entrance hallway to the first floor landing, which is light and airy courtesy of a large side facing window. A hatch gives access to the loft and there is a large built in cupboard for storage. Doors lead to the three bedrooms and house bathroom.

**BEDROOM ONE 11'7" apx x 9'0" apx**




Located to the front of the property with a large window overlooking the front garden and quiet cul-de-sac, this lovely double bedroom benefits from sliding mirror wardrobes to the alcove and built-in light wood effect bedroom furniture to one wall behind the bed. A door leads to the landing.

**BEDROOM TWO 8'11" apx x 10'6" apx**




The second double bedroom can be found to the rear of the property with a window overlooking the garden. The room is neutrally decorated and there is ample space for freestanding items of bedroom furniture. A door leads to the landing.

**BEDROOM THREE 6'3" apx x 7'9" apx**

Positioned to the front of the property with a window looking out to the quiet cul-de-sac, this good sized neutrally decorated third bedroom would comfortably accommodate a single bed and associated items of bedroom furniture, alternatively it would make a perfect home office. A door leads to the landing.

**HOUSE BATHROOM 6'3" apx x 6'2" apx**




This contemporary bathroom is fitted with a P shaped bath with mixer tap and a Mira electric shower over, a pedestal hand wash basin and a low-level WC.
The room is fully tiled with beige marble effect tiles with matching ceramic floor tiles under foot. A chrome heated towel rail and central flush light fitting complete the scheme. A large window allows natural light to enter and a door leads to the landing.

**REAR GARDEN**





To the rear of the property is a good sized enclosed garden which is mainly laid to lawn with hedges to the perimeter for privacy. There is a large garden shed for storage. A path leads around the side of the property to the front.

**GARAGE FRONT & PARKING**

To the front of the property is an open lawned garden next to a driveway which provides tandem parking for two vehicles in front of a long garage which has an up and over door, light and power. There is plumbing and space for a washing machine. A rear facing window allows natural light to enter. Doors lead out to the rear garden and into the dining kitchen.

**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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage & Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property - conservatory extension prior to the vendor's ownership.
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 10 000 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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

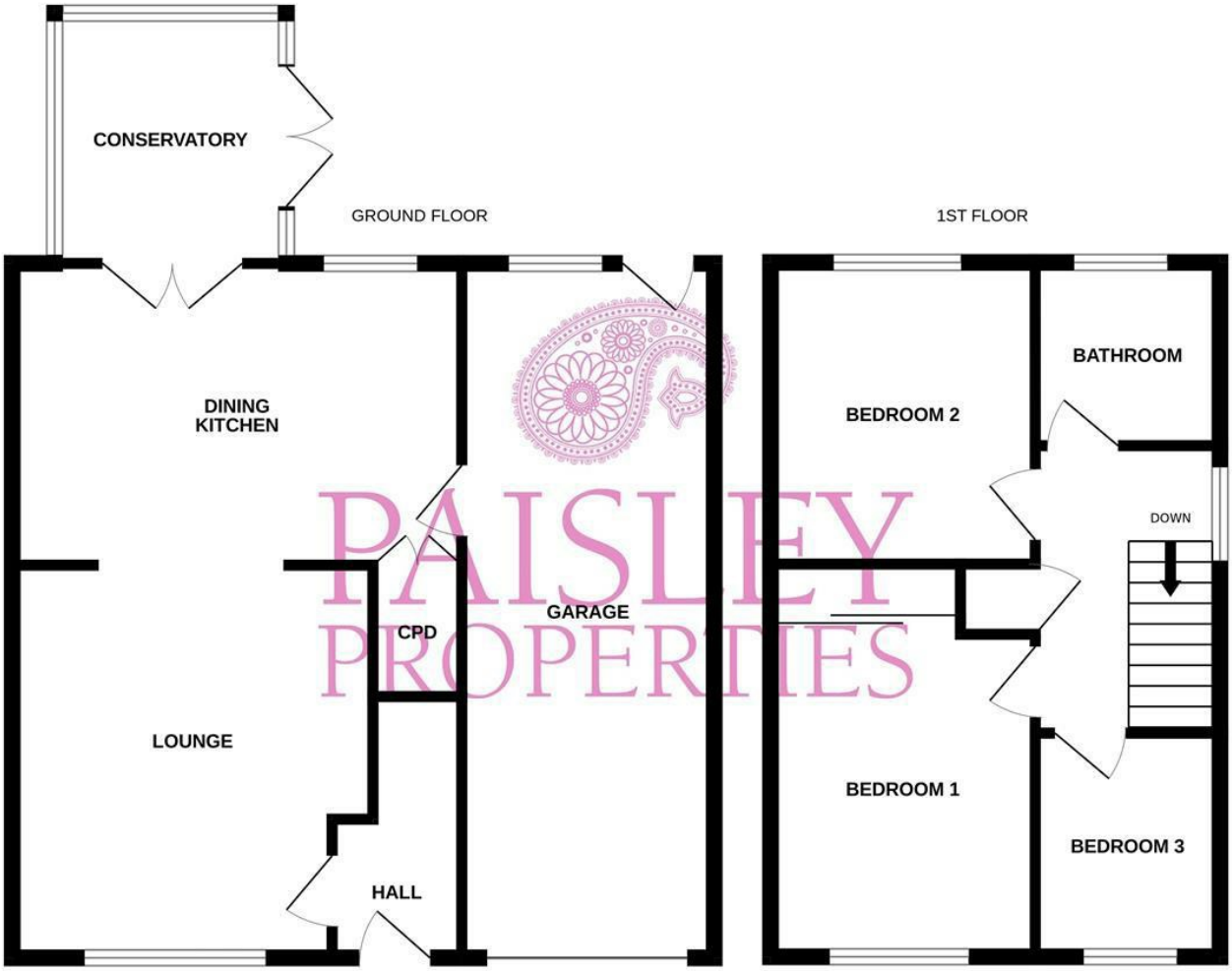
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

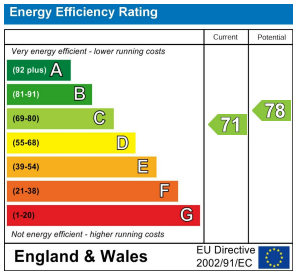
**PAISLEY PROPERTIES**
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

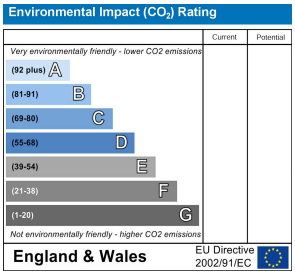
**PAISLEY MORTGAGES**
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to 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. *




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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