

24 Church Street,
Emley HD8 9RW

OFFERS AROUND
£530,000



OOZING CHARACTER AND CHARM THIS FIVE BEDROOM SEMI-DETACHED COTTAGE BOASTS BEAUTIFULLY PRESENTED SPACIOUS LIVING ACCOMMODATION, A PRIVATE ENCLOSED GARDEN WITH SUMMER HOUSE AND GATED DRIVEWAY PARKING.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING B

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 8'0" apx x 9'5" apx max

You enter the property through a composite door into a welcoming entrance hallway which has stone flooring underfoot, space for furniture and doors leading to the downstairs bedroom, utility room, guest WC and a couple of steps leading up to the stairs vestibule.

GROUND FLOOR BEDROOM 8'2" apx x 12'0" apx max

Positioned to the front of the property with a large window allowing natural light to flood in, this double bedroom has ample space for freestanding bedroom furniture. A large walk in cupboard to one corner houses the property's central heating boiler and creates a great amount of storage too. Doors lead to the ensuite shower room and entrance hallway.

**EN SUITE 6'3" apx x 3'11" apx max**

This contemporary ensuite shower room is fitted with a white wall mounted wash basin with mixer tap and a matching concealed cistern WC alongside a walk in shower enclosure equipped with a waterfall shower. Black tiles adorn the wall with a split face tiled feature wall to the shower area and coordinating tiles underfoot. A chrome heated towel rail and spotlights complete the room. An obscure window allows natural light to flood in and a door leads to the bedroom.

**UTILITY ROOM 8'9" apx x 4'1" apx max**

This practical utility room is fitted with beige cupboards and Corian worktops with spaces and plumbing for a washing machine and tumble dryer. Stone flagged flooring runs underfoot. The property's solar panels controls and batteries are located to one wall. A door leads to the entrance hallway.

GUEST WC 4'7" apx x 3'7" apx max

Handily located just inside the entrance to the property, this modern guest WC is fitted with a timber vanity unit with a handwash bowl with mixer tap and a tiled decorative splashback alongside a white low level WC. Stone flagged flooring runs underfoot and a cast iron radiator completes the room. An obscure window allows natural light to enter and a door leads to the entrance hallway.



STAIRS VESTIBULE 11'1" apx x 16'0" apx max

Bursting with character and charm with a real wow factor, this spacious vestibule extends to the dining area at the rear of the property. A stunning oak and glass staircase is located to the middle of the room ascending to the first floor. Stone flagged flooring continues underfoot and there is a beautiful exposed stone wall and exposed timber beams to the ceiling. To one corner is a wooden unit housing the property's security CCTV and surround sound system and there are further open shelving units to the other side for storage. A sliding door leads to the lounge, a doorway leads to the entrance hallway.



LOUNGE 19'7" apx x 11'0" apx max

Combining character features with modern twists, this stunning lounge has built in shelving to the alcoves and exposed beams to the ceiling. French doors which lead out to the garden and a window looking out to the driveway both allow natural light to cascade in. A fabulous stone inglenook fireplace with a stone hearth, wooden mantel and a log burner creates a focal point in the room and there is ample space to accommodate lounge furniture. Carpet runs underfoot and there are spotlights to the ceiling. A sliding door leads to the stairs vestibule.



DINING AREA 8'5" apx x 16'6" apx max

Positioned to the rear of the property with bifold doors opening up to bring the outside in, this fabulous dining area has space for a large table and benefits from a gas stove on a stone hearth with a cream metro tiled splashback to one corner and contemporary light fittings over the table. Stone flagged flooring continues underfoot. A door leads to the kitchen and the dining area opens to the stairs vestibule.



BREAKFAST KITCHEN 16'5" apx x 12'10" apx max

This spacious breakfast kitchen has a rear facing window looking out to the garden and is fitted with grey shaker style base and wall units, black granite worktops and upstands and a double Belfast sink with mixer tap. Cooking facilities comprise of a gas Aga with a metro tiled splashback, a SMEG induction hob, electric fan oven and integrated microwave. Integrated appliances include a slimline dishwasher and there is space for an American style fridge freezer. A timber breakfast bar to one wall creates an informal dining solution. Stone flags run underfoot and there are beams and spotlights to the ceiling. A doorway leads to the dining area and steps lead down to the home office.



HOME OFFICE 10'2" apx x 8'11" apx max

This versatile room has French doors leading out to the rear of the property and could be used as a snug, playroom or as a home office. It boasts a sloping ceiling with spotlights and two Velux windows allowing natural light to flood in whilst stone flags run underfoot. A few steps leads up to the kitchen.



FIRST FLOOR LANDING 11'1" apx x 9'4" apx max

An attractive oak and glass staircase ascends to the first floor landing which is light and airy courtesy of two Velux skylights and boasts a sloping ceiling and spotlights. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 10'7" apx x 12'1" apx max

Flooded with natural light from two side facing windows, this gorgeous master bedroom is full of character with an exposed stone wall, neutral décor and spotlights to the ceiling. There is ample space for freestanding bedroom furniture and a fabulous walk in wardrobe too. A hatch gives access to the loft. Doors lead to the landing and the ensuite bathroom.



EN SUITE 4'9" apx x 6'6" apx max

This contemporary shower room is beautifully appointed and features a gun metal grey vanity unit with drawers and a hand wash basin with a brass tap, a concealed cistern WC and a corner quadrant shower enclosure equipped with a brass waterfall shower. The walls are fully tiled with attractive grey tiles and there are co-ordinating grey tiles underfoot. A grey heated towel rail, illuminated mirrors and spotlights to the ceiling complete the room. An obscure window allows natural light to enter and a door leads to the bedroom.



BEDROOM TWO 11'0" apx x 10'6" apx

This second double bedroom enjoys garden views from its rear facing window, neutral décor and benefits from a large wardrobe for storage, there is further space for other freestanding furniture items. A hatch allows access to the loft and a door leads to the landing.



BEDROOM THREE 9'1" apx x 12'7" apx max

Located to the front of the property and accessed via a few steps down from the landing, this lovely third bedroom has a vaulted ceiling with beams and has ample space for freestanding furniture. A front facing widow looks out to the street and a door leads to the landing.



BEDROOM FOUR 10'11" apx x 6'11" apx max

Situated to the side of the property with a window overlooking the garden, this fourth double bedroom is used by the current owners as a dressing room and benefits from a fitted white gloss wardrobe but also has ample space for freestanding bedroom furniture. Wood effect laminate flooring runs underfoot. A door leads to the landing.



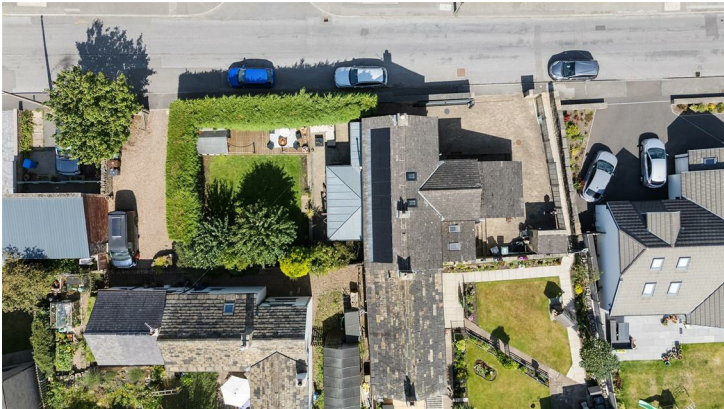
HOUSE BATHROOM 5'6" apx x 10'11" apx

This contemporary house bathroom is fitted with a four piece bathroom suite with burnished bronze accessories including a grey gloss vanity drawer unit with integral wash basin, a concealed cistern WC, a bath with mixer tap and a retractable shower attachment alongside a step in shower enclosure with a sliding door equipped with a waterfall shower. The room is fully tiled with grey tiles with a tiled alcove over the bath for storing bathing essentials, matching ceramic tiles run underfoot. A large cupboard houses the property's hot water cylinder and provides storage too. A tall decorative anthracite radiator and spotlights to the ceiling completes the room. An obscure window allows natural light to flood in and a door leads to the landing.



EXTERIOR

The property sits on a generous plot with electric gates to the front which conceal a large cobbled driveway which stretches round the side of the property to a rear patio area with a store for garden items. to the rear and a wood store to the front. There is also an EV charging point. A timber gate leads round to the enclosed private garden which is beautifully landscaped with a patio adjacent to the house, a generous decked area with a summer house and a large lawn with well established hedges and trees.



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

PROPERTY CONSTRUCTION:

Standard brick and block - STONE

PARKING:

Driveway / Electric car charging point

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 planning applications on surrounding properties or land which can be viewed on the local government planning portals.

*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 xxx 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.

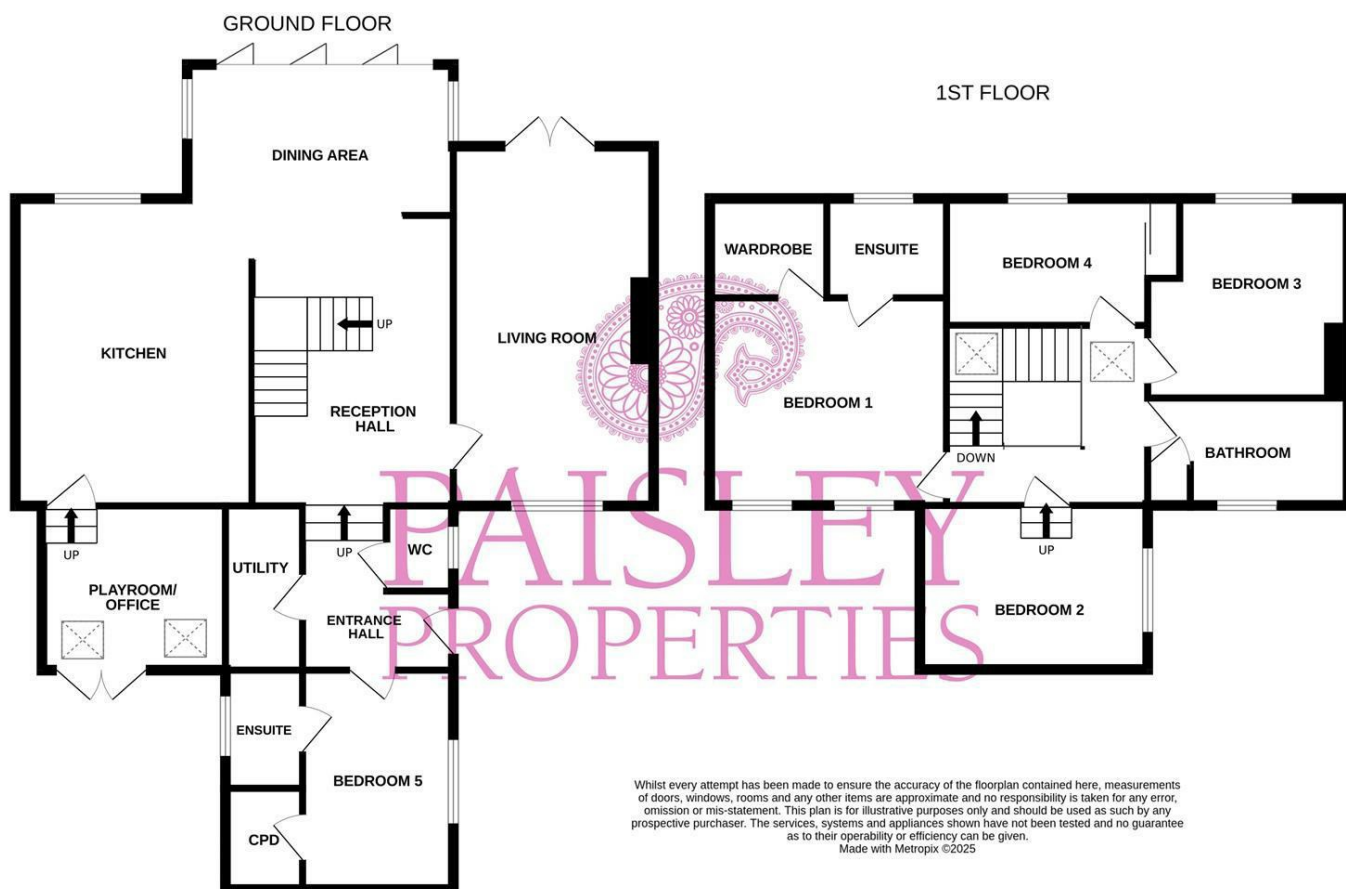
PAISLEY MORTGAGES

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. *

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 for a free, no obligation quote or for more information.



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	86	88
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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