68 Upper Lane, Emley HD8 9RG

OFFERS AROUND
£400,000















THIS TURNKEY THREE BEDROOM DETACHED PROPERTY SITS ON A SUPERB PLOT WITH GARDENS, LARGE DRIVEWAY AND GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALL 17′11″ apx x 7′0″ apx




You enter the property through a part-glazed uPVC door into a spacious welcoming entrance hallway, which offers room to accommodate free-standing furniture such as a shoe bench, storage unit, or coat stand. The hallway features two flush ceiling lights, wood-effect laminate flooring and a cupboard which houses the property's consumer unit and provides storage for coats. An archway opens into the dining room and doors lead to the lounge, kitchen, ground floor bedroom and bathroom.

LOUNGE 16′5″ apx x 14′4″ max




Positioned to the front of the property and simply filled with natural light courtesy of the large front-facing window, this lovely lounge is decorated in neutral tones with oatmeal carpet underfoot and has an abundance of space for lounge furniture. Spotlights to the ceiling complete the room, and a door leads to the entrance hall.

DINING KITCHEN 12′7″ max x 8′10″ apx




Located to the rear of the property with a window looking out into the garden, this good sized, well appointed dining kitchen has been newly fitted with cashmere wall and base units, timber effect work surfaces, tiled splashbacks, and a single bowl black sink with drainer and mixer tap. Cooking facilities comprise a single electric fan oven, microwave and a four-ring electric induction hob with a black glass angled extractor fan over. Integrated appliances include a tall fridge freezer and dishwasher. The room offers space for a dining table and chairs if desired. There are spotlights to the ceiling and vinyl flooring under foot. An opening leads to the rear porch, and a door provides access to the entrance hall.

REAR PORCH 6′1″ apx x 2′11″ apx

Linking the kitchen and rear garden is this handy porch, which has glazing to three sides and an external door that opens onto the patio. There is power here if you wish to fit a freestanding appliance; alternatively, it's perfect for removing and storing shoes and boots. The porch has vinyl flooring, and an opening leads to the dining kitchen.

UTILITY ROOM 9′0″ apx x 8′11″ apx




Accessed from the garden, this handy utility room is fitted with a washing machine and a tumble dryer with cupboards and a stainless steel one and a half bowl sink and drainer with mixer tap. There is further space for use as a potting shed or storage area for keen gardeners or simply as a boot room. The property's central heating boiler is located in here. A side facing window allows natural light to enter and a door leads out to the garden.

BEDROOM ONE 15'5" max x 11'3" max




Located at the rear of the property, this spacious L shaped double bedroom features sliding patio doors that open onto the garden and an additional side-facing obscure window with a subtle leaf pattern allows natural light to flood in. The room boasts neutral décor, spotlights to the ceiling and carpet underfoot. A door leads to the entrance hallway.

BATHROOM 6'2" apx x 5'6" apx




Comprising a modern three-piece white suite including a bath with mixer tap and electric shower over, hand wash basin with mixer tap set upon a vanity unit, and a concealed-unit WC, this stylish bathroom is fully tiled with attractive wall tiles. Spotlights to the ceiling, a chrome heated towel rail, and pale grey wood-effect vinyl flooring complete the room. An obscure glazed window with a subtle daisy pattern allows natural light to enter and a door leads to the hall.

DINING ROOM 10′0″ inc stairs x 9′8″ apx





This versatile additional reception room would make a wonderful formal dining room or, alternatively, could accommodate study furniture or serve as a second sitting room. A set of double doors open into the conservatory making it a perfect entertaining space. An archway leads to the entrance hall and a staircase ascends to the first-floor landing.

CONSERVATORY 9′11″ apx x 9′11″ apx





A fantastic addition to the property, this conservatory offers flexible additional living space and could be used for a variety of purposes. There is glazing to three sides, allowing plenty of natural light. French doors open onto the front garden, and the room also features wall lights and has carpet running underfoot. Double doors open to the dining room, making it ideal for family time or entertaining.

FIRST FLOOR LANDING 8′5″ apx x 3′1″ apx

Stairs ascend from the dining room to the first-floor landing, where there are doors leading to the two bedrooms, shower room, and store cupboard.

BEDROOM TWO 12′8″ apx x 12′2″ apx




This light and airy double bedroom can comfortably house a range of bedroom furniture and is decorated in neutral tones. There are spotlights on the ceiling, a rear-facing window that enjoys far-reaching views, carpeted flooring, and a door leading to the landing.

BEDROOM THREE 12′8″ apx x 12′5″ max




Another good-sized double bedroom that also enjoys lovely views from its rear-facing window, this room is decorated in neutral tones with carpet underfoot. There are spotlights to the ceiling, and a door leads to the first-floor landing.

SHOWER ROOM 6'1" apx x 5'4" apx




This contemporary shower room is fitted with a shower cubicle with an electric shower, a wall-mounted hand wash basin with mixer tap, and a low-level WC. The room is partially tiled with decorative duck egg blue wall tiles, spotlights to the ceiling, pale grey wood-effect vinyl flooring, and a chrome heated towel rail. An obscure window allows natural light to enter and a door leads to the first-floor landing.

STORE CUPBOARD
Off the landing is a useful storage cupboard, perfect for household items.

DRIVE AND GARAGE
A long driveway provides off road parking for multiple vehicles and leads up to a single garage which has an electric roller shutter door, light and power.

FRONT GARDEN
The house sits fairly centrally within a large corner plot, meaning there is a good-sized lawned garden to the front, which wraps around both sides of the property.

REAR GARDEN
To the back of the property is a good sized private garden which includes a gravelled patio area and lawn below with a planted border to the perimeter.

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 not been any structural alterations to the property during 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
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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

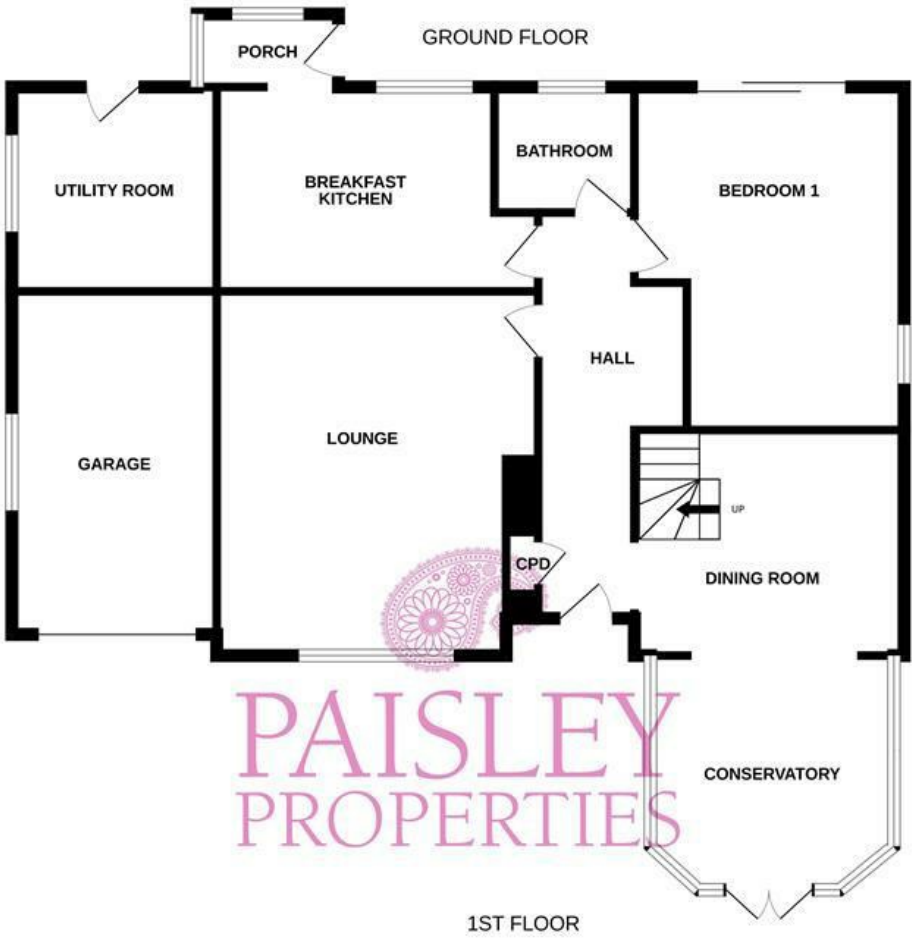
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

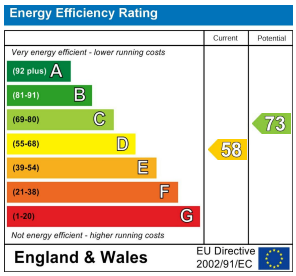
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

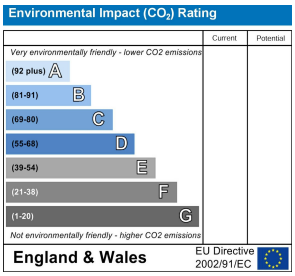
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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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