



11 Upper Lane, Emley, Huddersfield, HD8 9RH
£215,000

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This beautifully presented 3 bedroom through end terrace truly needs to be viewed to fully appreciate the immaculate accommodation on offer. Having the perfect blend of modern fixtures and character features and comprising: lounge with feature exposed brick chimney breast with multi fuel stove, fitted dining kitchen, useful cellar, two bedrooms and modern three piece bathroom on the first floor and third bedroom within the attic (which has retrospective building regulation approval). Also having gas fired central heating, uPVC double glazing and a delightful patio garden to the rear. Being located approximately 8 miles from Huddersfield town centre, the property is handily located for those wishing to commute to the major trading centres of West and South Yorkshire yet still able to enjoy a village lifestyle which Emley provides.



GROUND FLOOR:

A modern composite entrance door gives access to the lounge.

Lounge

13'4" x 12'1" (4.06m x 3.68m)

The main focal point of this room is the lovely exposed brick chimney breast with multi fuel stove. Also having ceiling coving, a central heating radiator and a uPVC double glazed window.

Dining Kitchen

13'4" x 12'3" (4.06m x 3.73m)

A good sized kitchen which is fitted with a range of matching wall and base units with working surfaces over, concealed lighting to the wall units, sink unit with mixer tap and side drainer and Karndean flooring. There is a recessed Rangemaster style 5 ring double oven and grill (for sale by separate negotiaton), with extractor above, space for an

American style fridge freezer and space for a washing machine. The kitchen also has a central heating radiator, uPVC double glazed window, integrated slimline dishwasher and a composite external door which gives access to the rear garden. An internal stripped pine door gives access to the lower ground floor cellar.

LOWER GROUND FLOOR:

Cellar

7'2" x 5'1" (2.18m x 1.55m)

A useful storage space which has power and light, stone table, fuse box and the boiler is located at the cellar head.

FIRST FLOOR:

Landing

Master Bedroom

13'5" x 12'2" (4.09m x 3.71m)

A lovely spacious double room which comfortably houses a super king size bed as shown in the image. Having exposed polished floor boards, feature cast iron fireplace, a central heating radiator, coving and a uPVC double glazed window.

Bedroom 2

9'0" x 8'3" (2.74m x 2.51m)

Currently utilised as a dressing room, but could be used as a single bedroom if required. This room is fitted with wardrobes, ceiling coving, a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a modern 3 piece suite comprising of a bath with overhead rainfall shower head, separate hand shower attachment and glass screen, a low flush WC, and a vanity





sink unit with ceramic bowl and built-in storage beneath with side cabinet. There is tiling to the walls, a chrome ladder style radiator and a uPVC double glazed window.

SECOND FLOOR:

Attic Bedroom 3

14'11" max x 13'5" (4.55m max x 4.09m)

With 2 feature exposed brick walls, 2 Velux windows and access to the eaves which provide additional storage.

Please note, there is restricted roof height and the attic conversion has retrospective building regulation consent.

OUTSIDE:

There is a tidy garden area to the front with stone dwarf wall. A path to the side with gate leads to the rear, where there is a flagged patio seating area which provides an ideal space to sit out and relax in the summer months. There are also 3 double power sockets, a water tap and composite shed.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642) passing through the traffic lights at Aspley, Moldgreen and Waterloo. At Waterloo traffic lights stay in the left hand lane, passing straight through the traffic lights onto Wakefield Road. Follow the road up the hill, passing through Lepton. As the hill reaches the top take the next

right hand turning into Paul Lane, follow this road which then automatically becomes Moor Lane and then Lenacre Lane. Continue along the road until its conclusion, turning left into Jagger Lane which in turn becomes Chapel Lane and then Upper Lane. The property can be found on the left hand side.

TENURE:

Leasehold - Term: 999 years from 25/12/1898 / Rent: £1 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

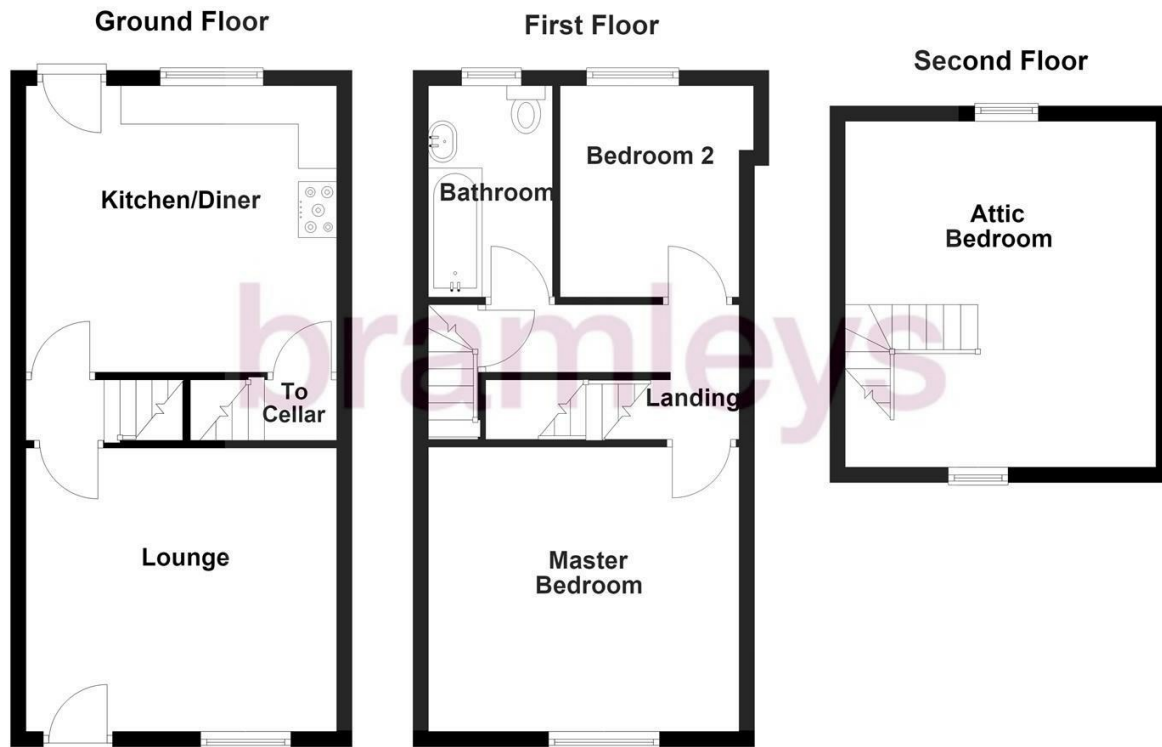
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing 01484 530361.





NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

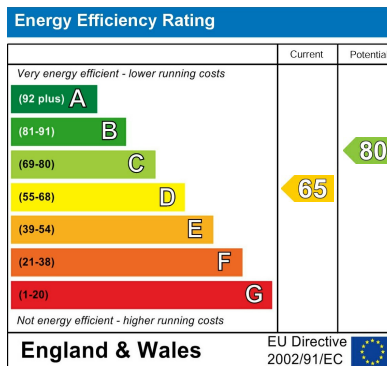
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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