



8 Warburton, Emley, Huddersfield, HD8 9QP

£250,000

bramleys

This well presented three bedroom end terrace, enjoys larger than average lawned gardens perfect for outdoor entertaining, young children or gardening enthusiasts, together with a garage and driveway to the rear.

Located in the sought after rural village of Emley, with excellent commuter access to the M1 motorway, well regarded schooling, village amenities and country walks on your door step. The property briefly comprises: entrance hall, lounge with feature multi fuel stove, dining kitchen with integrated appliances, pantry/utility space, first floor landing, three bedrooms (2 doubles 1 comfortable single), and a modern three piece bathroom.

Enjoying an open aspect of the football and cricket grounds to the rear and being an ideal purchase for a young family or professional couple, an internal viewing of this lovely home is highly recommended to avoid missing out!



## GROUND FLOOR:

### Entrance Hall

A uPVC entrance door gives access to the entrance hall which has a staircase rising to the first floor and a central heating radiator.

### Lounge

15'0" x 13'8" (4.57m x 4.17m)

This cosy reception room has a feature multi fuel stove with timber mantle, a central heating radiator, laminate flooring and a uPVC double glazed window to the front elevation.

### Dining Kitchen

14'11" x 9'8" (4.55m x 2.95m)

This country style kitchen offers a range of wall and base units with wooden work tops and ceramic Belfast sink, integrated electric oven and hob with extractor above and tiled floor.

There is space for a tall fridge freezer and access to a large pantry/utility space which houses the Baxi central heating boiler, provides useful additional storage and has plumbing for a washing machine.

## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window to the side elevation and a small access hatch into the loft.

### Bedroom 1

13'8" x 9'8" min / 10'10" max (4.17m x 2.95m min / 3.30m max)

This double room has a lovely feature cast iron fireplace, modern fitted wardrobes with sliding door fronts to both alcoves, a central heating radiator and a uPVC double glazed window to the front elevation overlooking the lawned garden.

### Bedroom 2

11'7" x 9'9" (3.53m x 2.97m)

This second double room has a built-in cupboard providing storage and hanging space, a central heating radiator and a uPVC double glazed window to the rear elevation.

### Bedroom 3

10'7" x 7'0" (3.23m x 2.13m)

This comfortable single bedroom incorporates the bulkhead, has a central heating radiator and a uPVC double glazed window to the front elevation.

### Bathroom

The modern bathroom has tiling to the walls, a P shaped bath with overhead rainfall shower head and separate hand spray, wash hand basin set into a floating vanity unit and low flush WC. There is a chrome ladder style radiator and a uPVC double glazed window to the rear elevation.



## OUTSIDE:

There is a large private lawned garden to the front of the property with perimeter hedging and to the rear is an access road leading to the garage and driveway which provides off road parking. There is a further gated lawned garden area beyond the garage which provides an ideal space for young children/pets.

## 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, follow this lane into the centre of Emley village and then take a right hand turning onto Warburton where the property can be found on the right hand side.

## TENURE:

Freehold

## COUNCIL TAX BAND:

A

## 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.

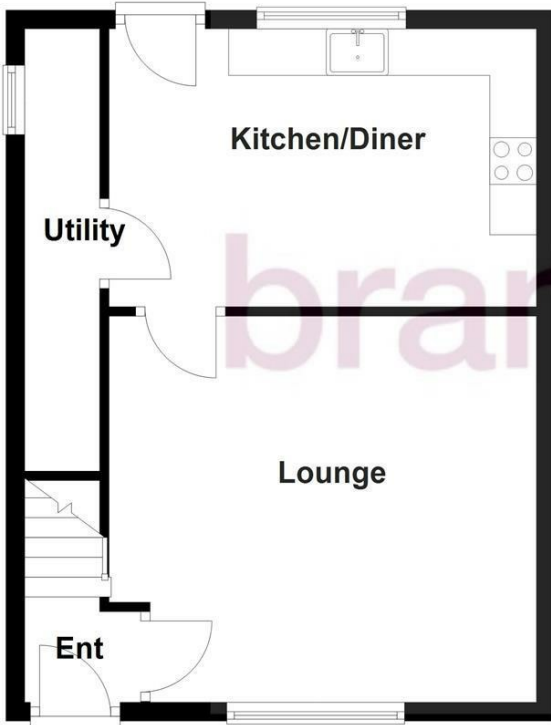
## VIEWINGS:

Please call our office to book a viewing on 01484 530361.

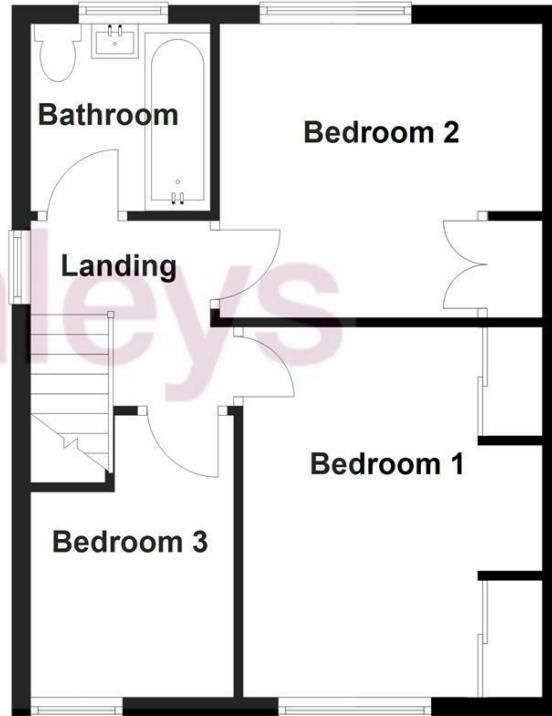




### Ground Floor



### First Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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