



1A Springfield Terrace, Emley, Huddersfield, HD8 9SX
£210,000

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This 2 bedroom, stone built end cottage property is situated in this popular rural village of Emley, with outstanding far reaching, rural views to the front. Offering a modern kitchen and bathroom, the property is further enhanced by uPVC double glazing and is located a short walk from the village centre. Attracting superb far reaching rural views, the property has gardens to the front and off road parking to both the front and rear. The property would make an ideal purchase for the first time buyer, or alternatively those looking to downsize to a cottage property, in a magnificent rural setting. Energy Rating: D



GROUND FLOOR:

Enter the property through a timber entrance door with a leaded and stained glass, double glazed panel.

Kitchen

10'9" x 6'6" plus entrance (3.28m x 1.98m plus entrance)

Fitted with a range of matching modern high gloss wall, drawer and base units with laminated work surfaces and upstands. There is a wall mounted electric heater, inset stainless steel sink with mixer tap and side drainer, plumbing for a washing machine, electric cooker point with overhead extractor fan, together with a uPVC double glazed window.

Lounge

18'6" x 14'8" (5.64m x 4.47m)

A most spacious family lounge which has solid oak flooring, a stone hearth with fire surround and mantel, wall mounted electric heater, a uPVC double glazed window to the rear and sliding patio doors to the front which provide outstanding rural views over the adjacent greenbelt countryside.

Cloakroom/wc

Having a 2 piece suite comprising low flush toilet and hand wash basin.

FIRST FLOOR:

Landing

Accessed via a spindle rail balustrade staircase. With a uPVC double glazed window and providing access into:-

Bedroom 1

12'3" x 11'2" (3.73m x 3.40m)

Having outstanding views to both front and side, through the uPVC double glazed windows. There is a wall mounted electric heater, hanging and shelving facilities, bulk-head store cupboard and stripped pine entrance door.

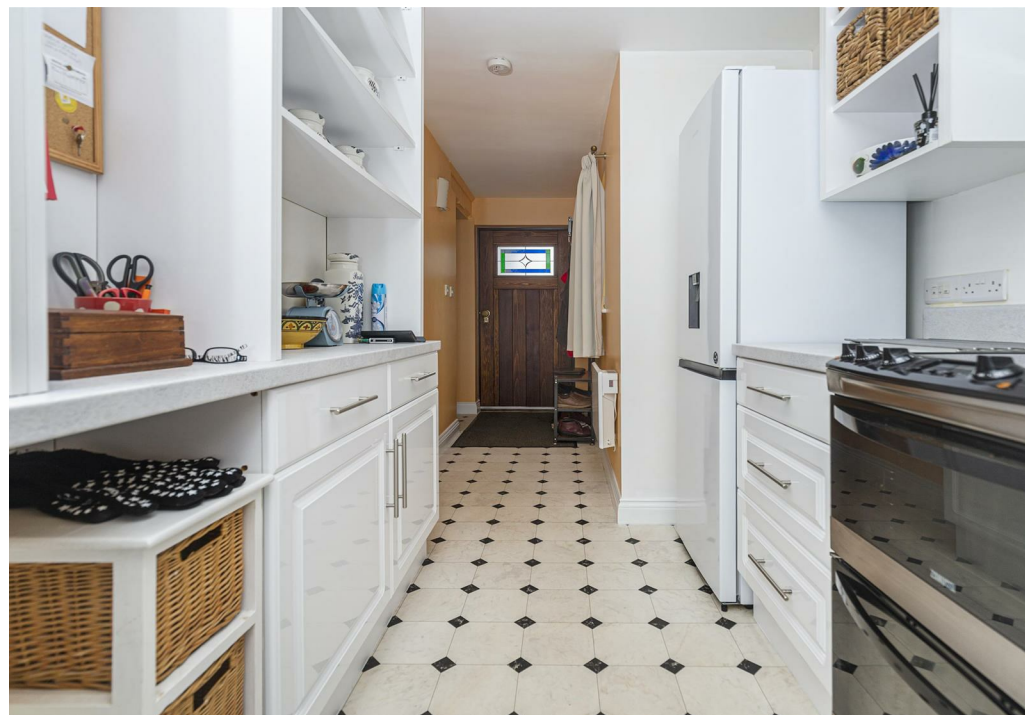
Bedroom 2

8'2" x 6'9" (2.49m x 2.06m)

Peacefully situated to the rear of the property, having a uPVC double glazed window.

Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, vanity wash basin with chrome mixer taps and cupboards beneath and a panelled bath with over-head shower and shower screen. There are part tiled walls, a uPVC double glazed window and a wall mounted electric heater.



OUTSIDE:

The property has generous gardens to the front which have been landscaped to be low maintenance and now creates a most useful cottage garden. There are flowerbeds, mature shrubs and a magnificent Victorian style street light. There is off road parking available to both the front and rear, the front garden also enjoys superb far reaching views.

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 (A629) in the direction of Waterloo, passing through the traffic lights at Aspley, Moldgreen and Dalton. At the Waterloo traffic lights stay in the left hand lane and continue ahead onto Wakefield Road. Shortly after the 315 restaurant take a right hand turning into Paul Lane, continue along this road which then becomes Moor Top Lane, Lenacre Lane and then Westfield Lane. At the junction with Jagger Lane take a left hand turning onto Jagger Lane and proceed down the hill. The property will be found at the junction with Stringer House Lane.

TENURE:

Freehold

COUNCIL TAX BAND:

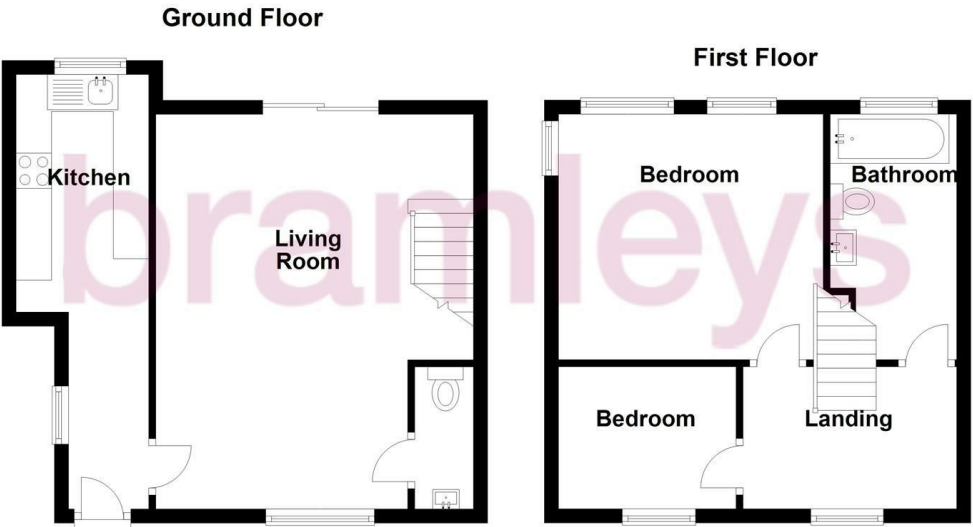
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MORTGAGES:

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.



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

