

2 Summer Lane,
Emley HD8 9SJ

OFFERS AROUND
£285,000



THIS THREE BEDROOM DETACHED HOME HAS GENEROUS LIVING SPACE, LARGE GARDEN, GARAGE/WORKSHOP, CARPORT AND DRIVEWAY.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a park glazed composite door into a welcoming hallway where is this space to remove and store outdoor coats and shoes. A staircase ascends to the first floor landing and a door leads to the lounge.



LOUNGE 13'10" apx x 10'8" apx

A bright and airy space this wonderful lounge has a plenty of space for furniture, an electric stove sitting within a fireplace with timber surround and black hearth which creates a lovely focal point to the room and a large front facing bay window. The room is decorated in soft neutral tones and has doors leading to the entrance hall and dining kitchen.



DINING KITCHEN 15'7" apx x 10'7" apx

Spanning the full width of the property is this generously sized dining kitchen which has ample space for a family sized table and chairs and is open plan to the sun room, creating the perfect social space. The kitchen is fitted with cream shaker style wall and base units, wood effect work surfaces and up stands, tiled splash backs and a black sink and drainer with mixer tap. There is an integrated fridge freezer, electric oven, microwave, induction hob and extractor fan alongside space for a freestanding washing machine. Doors lead to the understairs cupboard, which provides useful storage for household items, lounge and an external door opens to the drive. A window over looks the rear garden and a large opening leads to the sun room.





SUN ROOM 10'5" apx x 8'10" apx

A superb addition to the property this sunroom has glazing to two sides including patio doors which open to the garden, in addition to high level windows to the third elevation, flooding the room with natural light. The space is extremely versatile and would lend itself to being a sitting room, dining area, home work space or playroom. The open plan design makes it a wonderful extension to the already well proportioned living space.



FIRST FLOOR LANDING

Stairs rise to the first floor landing where there is a side facing window allowing light to cascade down the stairs, a ceiling hatch providing access to the loft space and doors leading to the three bedrooms and bathroom.



BEDROOM ONE 11'9" apx x 8'10" apx

Positioned to the front of the property and enjoying views over the street and rolling countryside beyond from its window, is this fantastic double bedroom which also benefits from built in wardrobe space. The room is tastefully decorated in soft neutral tones and has a door leading to the landing.





BEDROOM TWO 10'7" apx x 8'11" apx

This second double bedroom sits to the rear of the property with a window overlooking the garden. The room is again neutrally decorated and has a door leading the landing.



BEDROOM THREE 7'8" apx x 6'5" apx

The third bedroom has the same wonderful outlook as bedroom one from its front facing window and can accommodate a single bed and wardrobe/drawers. The room would alternatively make a perfect home office. There is a door leading to the landing.



BATHROOM 6'4" apx x 6'3" apx

Fitted with a modern three piece white suite including P shaped bath with electric shower over, pedestal hand wash basin and low level W.C this partially tiled bathroom has an obscure glazed rear facing window, chrome heated towel rail and vinyl tile effect flooring. A door leads to the landing.



FRONT / DRIVEWAY

To the front the driveway has been extended to create off road parking for multiple vehicles. If desired, a front garden could be reinstated to sit alongside the side driveway which leads up to the covered car port. A gate leads to the rear garden.

REAR GARDEN

A brilliant sized enclosed garden this space has a patio ideal for outdoor seating and dining furniture, a large level lawn and it also houses a single detached garage which provides great storage or alternatively would make a fantastic workshop space.



MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS: N/A

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees Council - Band D

PROPERTY CONSTRUCTION: Brick and Render

PARKING: Off road parking.

UTILITIES:

*Water supply & Sewerage- Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas Central Heating

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS: N/A

FLOOD & EROSION RISK: N/A

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: Non known

PROPERTY ACCESABILITY & ADAPTATIONS: N/A

COAL AND MINEFIELD AREA: N/A

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

We 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.

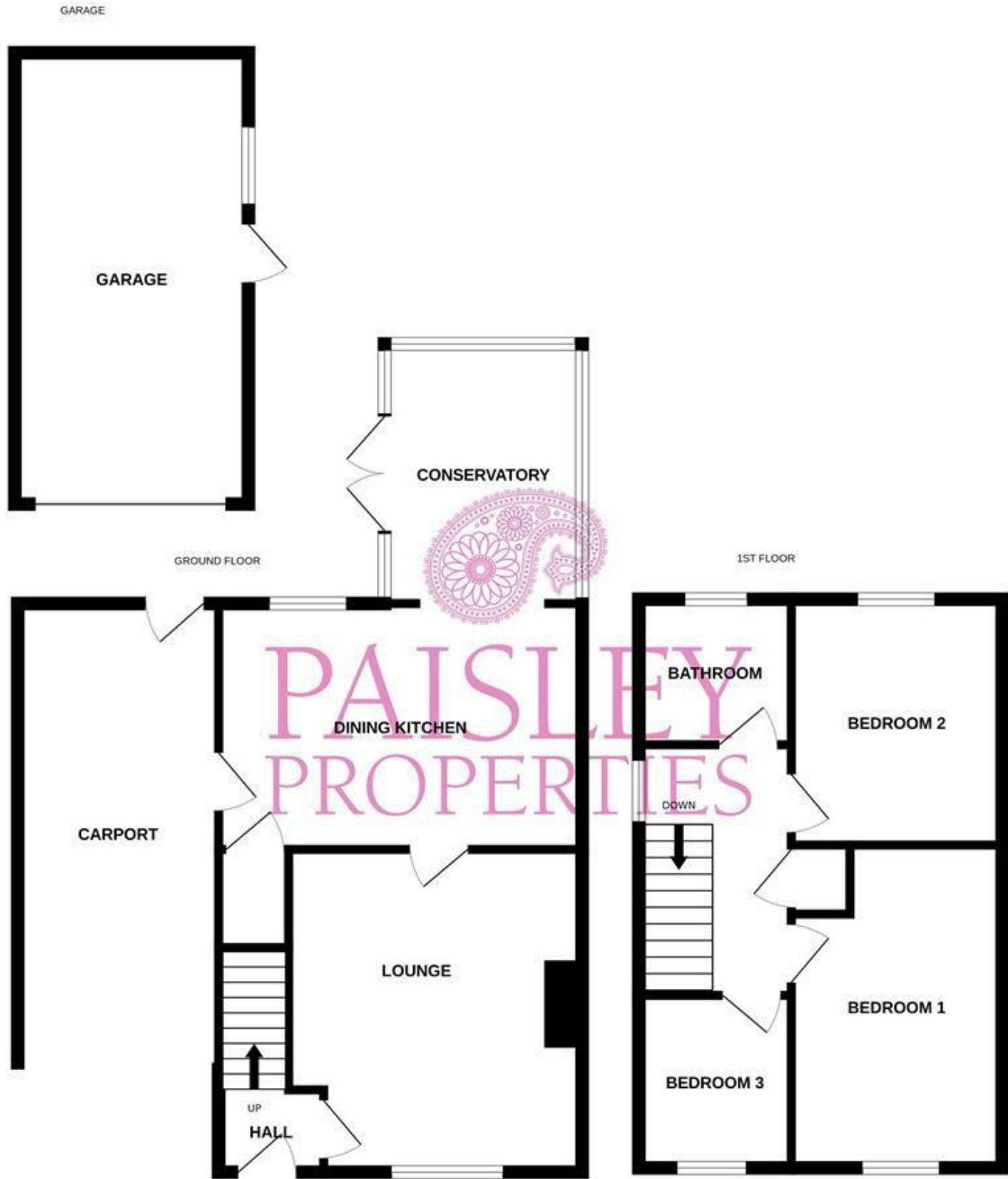
PAISLEY MORTGAGES

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.

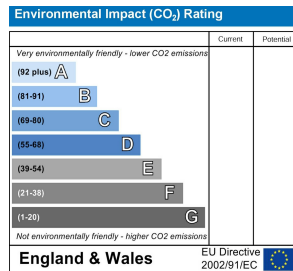
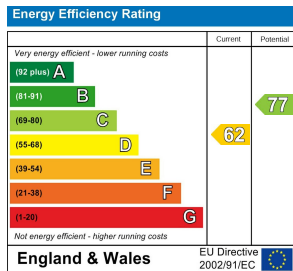
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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