

68 Upper Lane,
Emley HD8 9RG

PCM
£1,100 PCM



THIS GENEROUSLY SIZED THREE BEDROOM DETACHED HOUSE SITS ON A GOOD PLOT WITH GARDENS TO THE FRONT AND REAR, OFF ROAD PARKING AND A SINGLE GARAGE.

AVAILABLE IMMEDIATELY FOR A SIX MONTH PERIOD / BOND: £1265 / COUNCIL TAX: D / ENERGY RATING: D

PAISLEY
PROPERTIES

ENTRANCE HALL 17'11" apx x 7'0" apx



You enter the property through a part-glazed timber door into the entrance hallway, which offers ample space for free-standing furniture such as a shoe bench, storage unit, or coat stand. The hallway features two ceiling lights, wood-effect laminate flooring, and doors leading to the lounge, kitchen, bedroom one, and bathroom. An archway opens into the dining room. There is also a cupboard which houses the property's fuse board.

LOUNGE 16'5" apx x 14'4" max



This impressive lounge is generously sized and features a fireplace on one wall. The room is flooded with natural light courtesy of the large front-facing window and is decorated in neutral tones with complementing wood-effect laminate flooring. Spot lighting on the ceiling completes the room, and a door leads to the entrance hall.

BREAKFAST KITCHEN 12'7" max x 8'10" apx



Fitted with painted wall and base units, white work surfaces, tiled splashbacks, and a one-and-a-half-bowl stainless steel sink with drainer and mixer tap, the kitchen also includes a double oven, four-ring gas hob, extractor fan, and space for other freestanding appliances such as a fridge freezer, washing machine, and slimline dishwasher. The room offers space for a breakfast table and chairs if desired, and features a rear-facing window, spot lighting, and vinyl flooring. 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 breakfast kitchen.

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 window. There is spot lighting, carpeted flooring, and a door that leads to the entrance hall.

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 W.C., this stylish bathroom is fully tiled with attractive wall tiles. It also features an obscure-glazed, rear-facing window, spot lighting to the ceiling, a chrome heated towel rail, and wood-effect vinyl flooring. 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. There is a ceiling light, carpeted flooring, an opening into the conservatory, an archway to the entrance hall, and a staircase that 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 vinyl flooring. It is open plan to the dining room, making it ideal for family time or entertaining.

FIRST FLOOR LANDING 8'5" apx x 3'1" apx

Stairs rise from the dining room to the first-floor landing, where there are doors leading to the two bedrooms, shower room, and store cupboard. The landing has carpet underfoot and a ceiling light.

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 soft tones with a complementing carpet. There are spotlights on 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 W.C. The room is partially tiled with decorative wall tiles, has an obscure-glazed rear-facing window, spot lighting, wood-effect vinyl flooring, and a chrome heated towel rail. 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.

FRONT GARDEN



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

REAR GARDEN



To the back of the property is a garden which includes a patio area and lawn below.

GARDEN ROOM 9'0" apx x 8'11" apx



Accessed from the garden, this handy room is an ideal potting shed or storage area for keen gardeners. There are some storage units and a fitted sink, and the property's central heating boiler is also neatly housed here.

AGENTS NOTES:

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.

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.

NEW LETTINGS INFORMATION

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. 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.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

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.

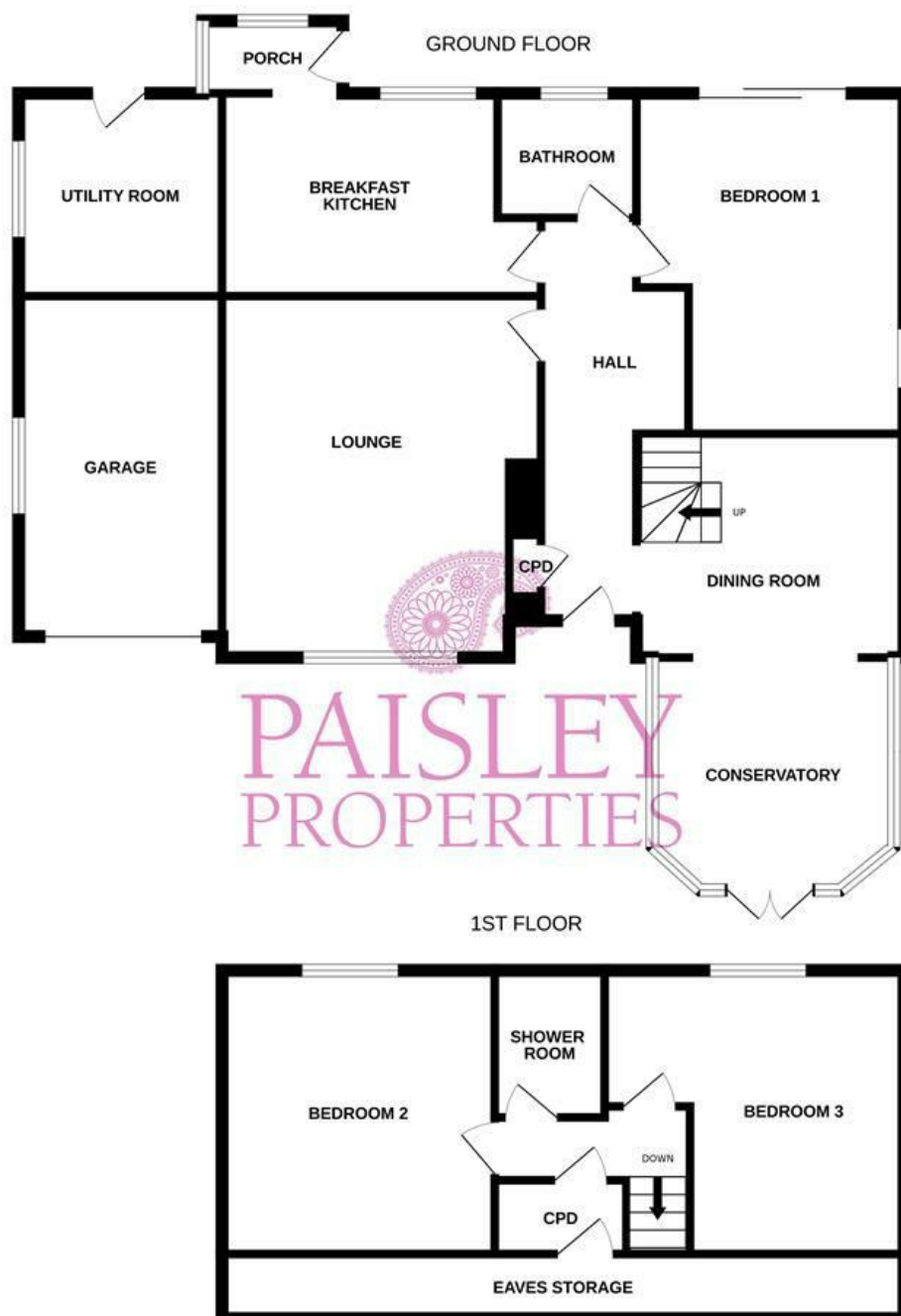
PAISLEY MORTGAGES

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. *

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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