

47 Wentworth Avenue,
Emley HD8 9XR

OFFERS AROUND
£190,000



THIS FABULOUS THREE BEDROOM END TERRACE PROPERTY IS WELL PRESENTED THROUGHOUT AND INCLUDES A MODERN KITCHEN, PRIVATE ENCLOSED REAR GARDEN AND OFF ROAD PARKING TO THE FRONT. ENERGY RATING: D

PAISLEY
PROPERTIES

This ready to move into home is perfect for those looking for their first home and enjoys an enviable cul-de-sac position in the popular village of Emley. Briefly comprising:- welcoming entrance porch, open plan living dining room, modern kitchen, three first floor bedrooms and contemporary house bathroom. To the front there is a low maintenance parking area which has allocated parking for multiple vehicles, and to the rear there is a beautiful enclosed garden which is mainly laid to lawn and has a patio area. Emley is a wonderful semi-rural location with countryside walks on your doorstep along with amenities such as shops, doctor's surgery, good schools and church.

ENTRANCE PORCH 5'2" max x 5'5" max

You enter the property through a part glazed uPVC door into this handy entrance porch which is the perfect space to remove your coats and shoes. There is a side facing window and a door opens to the living dining room.

LIVING DINING ROOM 23'11" max x 13'11" max

This fabulous living dining room really is the heart of the home and enjoys tasteful decor throughout. An electric fireplace with timber surround and marble hearth creates a great focal point to the room and a front facing bay window fills the room with natural light. To one end of the room there is ample space for a family dining table and chairs and a useful under-stairs cupboard provides excellent storage for household items. A staircase rises to the first floor, doors lead to the entrance porch and kitchen and patio doors open to the rear garden.



KITCHEN 10'3" max x 6'1" max

This modern kitchen is fitted with a range of wood effect wall and base units, contrasting roll top work surfaces, cream tiled splash backs and a sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over and there is space/plumbing for a fridge freezer and washing machine. A rear facing window overlooks the pretty rear garden and a folding door opens to the living dining room.



FIRST FLOOR LANDING

Stairs ascend from the living dining room to the first floor landing which has doors to the three bedrooms, house bathroom and storage cupboard. A loft hatch provides access into the loft space.

BEDROOM ONE 8'10" max x 10'7" max

Spanning the front of the property, this bright and airy double bedroom has plenty of space for bedroom items and has a front facing window overlooking the quiet cul-de-sac and towards Emley Moor mast. A fitted wardrobe sits to one side and a door leads to the landing.



BEDROOM TWO 9'5" max x 7'6" max

Situated to the rear of the property, this good sized bedroom enjoys views over the recreational fields and garden. There is a good amount of space for bedroom items and a door leads to the landing.



VIEWS



BEDROOM THREE 8'4" max x 6'2" max

This charming single room is currently used as a child's bedroom but could alternatively make a great dressing room, hobby room or home office for those now working from home. There is laminate flooring, a window overlooks the garden and a door leads to the landing.

HOUSE BATHROOM 7'5" max x 4'11" max

This stylish house bathroom is fitted with a white three piece suite including a P shaped bath with central mixer tap, rainfall style shower and separate handheld attachment, vanity hand wash basin and low level W.C. The room is fully tiled with attractive charcoal tiles, there is complimentary grey tiled flooring and a side facing obscure glazed window floods the room with light. There are spot lights to the ceiling and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a fabulous enclosed garden which has a large lawn and patio at the bottom of the garden allowing for informal outdoor dining. The garden backs onto recreational fields so is very private and not overlooked.



FRONT/PARKING

To the front of the property there is a low maintenance pebbled area and parking which can accommodate 3 vehicles.

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.

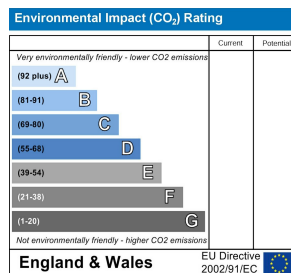
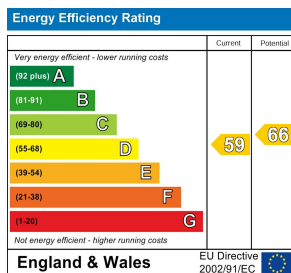
PAISLEY PROPERTIES

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

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

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



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

