

MARSH & MARSH PROPERTIES

2 Broomfield Close, Emley, Huddersfield, HD8 9SG

£275,000



If you are looking for the ideal family property, situated on a quiet and peaceful cul-de-sac, in the well regarded Emley village, this will certainly be the property for you. Its semi-rural location offers a plethora of fantastic views in the surrounding location, with plenty of delightful walks, whilst remaining well connected to the surrounding areas. The property benefits from driveway parking for a car, with an additional parking space provided by the single garage, to the rear of the driveway, offering additional secure parking. To the front of the property are the charming lawned gardens that enhance the kerb appeal. To the rear is a low-maintenance patio garden offering an ideal place to sit out and relax or to have a barbeque.

Internally the property offers a surprising amount of space, creating the ideal family home; with a neutral décor throughout, in good condition, creating the opportunity for someone to move in with little work required. The house features a spacious living room (that leads into the dining room creating an open plan style ground floor with double doors leading directly into the kitchen), rear patio storage area, three generous bedrooms (two with more than ample space for a double bed), well presented house bathroom and boarded loft offering a fantastic amount of storage space. The garage is currently used for storage and a work from home office space.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The property is ideally situated for access to Huddersfield, Wakefield and Barnsley making this an ideal commuter location, with the house being just 3.1 miles from the local train station. The property is also within easy access to good and outstanding Ofsted rated schools, all within a walking distance. The house also features access to Gigabit broadband (Rated for 1130Mb speeds via Virgin Media – checked via Rightmove speed checker). The property also offers excellent access onto the M1 motorway, being just a short 10 minute drive from junction 38.

Owing to the fantastic number of features on offer with this property, including the spacious internals, realistic asking price and semi-rural location, an appointment to view is essential in order to fully appreciate this charming home.

From the front of the property a wooden door opens into the

HALLWAY

A welcome reception into the property with its carpeted floor, wall mounted coat hooks, single radiator and ceiling inset spotlights.

From the hallway glass panel wooden doors open into the

LIVING ROOM



A large and spacious living room that creates the ideal family communal area with enough space for a three piece suite along with additional furniture. A wooden door, to one side of the room, provides access to an under stairs cupboard offering additional storage space. A central gas fire, on a granite hearth and with wooden mantelpiece, creates a fantastic feature for the whole room.

The living room is bathed in natural light owing to the uPVC double glazed bay windows to the front elevation. With a carpeted floor, central light fitting, double radiator and television access point.



From the rear of the living room an opening leads into the

DINING ROOM

An ideal family dining area offering ample space for a family dining table along with additional furniture. With a carpeted floor, uPVC double glazed windows to the rear elevation, central light fitting and single radiator.



A well-presented and laid out kitchen area that creates a highly functional space. With an integrated hob, integrated oven, extractor hood, laminated work surfaces to two sides, over and under counter cupboards and drawers, windows to the porch, wooden door leading into the rear porch, plumbing for a washing machine, ceiling spotlights, double radiator, wood laminate floor, tiled splash backs, space for a fridge/freezer and an inset 1 ½ sink with mixer tap.

From the kitchen a wooden door opens into the



REAR PORCH



From the dining room glass panel wooden doors open into the

KITCHEN



The rear porch offers a barrier into the rear garden as well as additional storage space. With a matted floor, uPVC double glazed windows, uPVC double glazed door and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING



With a carpeted floor, central light fittings and loft access hatch.



From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers ample space for a double bed along with additional bedroom furniture. With a carpeted floor, ceiling inset spotlights, single radiator and uPVC double glazed windows to the front elevation.

BEDROOM 2



Another good sized bedroom again offering space for a double bed. To one side of the room is a set of fitted wardrobes, drawers and dressing table. With a carpeted floor, central light fitting, single radiator and uPVC double glazed windows to the rear elevation.



BEDROOM 3



An ideal child's bedroom, guest room or work from home office space. With a carpeted floor, central light fitting, single radiator, bulk head cupboard and uPVC double glazed windows to the front elevation.

BATHROOM

A beautifully presented house bathroom that makes excellent use of the space on offer and is presented with a modern décor. With a panel bath, over bath electric shower, pedestal washbasin, close coupled toilet, ceiling inset spotlights, two frosted uPVC double glazed windows, vinyl tile floor, tiled walls, single radiator

and extractor fan.



From the loft a pull down ladder provides access to the

BOARDED LOFT

An excellent addition to the property offering an ample amount of additional storage space and benefiting from a central light fitting.

GARDENS



To the front of the property is a lawned garden that certainly enhances the kerb appeal of the property and creates a charming first impression.

To the rear of the property is an enclosed patio

garden that creates the ideal place to sit back and relax or to have a barbecue. The rear garden benefits from views over the fields beyond.



PARKING & GARAGE



To the front of the property is a concrete driveway offering parking for a car.

To the rear of the driveway a single garage offers additional secure parking for a car. The garage is currently utilised for storage and as an additional work from home office space.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of

uPVC double glazing, fitted alarm system and gas central heating.

TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

DIRECTIONS

As you approach Emley from Thorncliffe, via Thorncliffe Green Road, continue as the road turns into Jagger Lane, then Chapel Lane and finally Beaumont Street. After approximately 2 miles turn left onto Broomfield Close. The property will be located on your left hand side and can be identified by the Marsh & Marsh Properties "For Sale" sign.

For sat nav users the postcode is: HD8 9SG

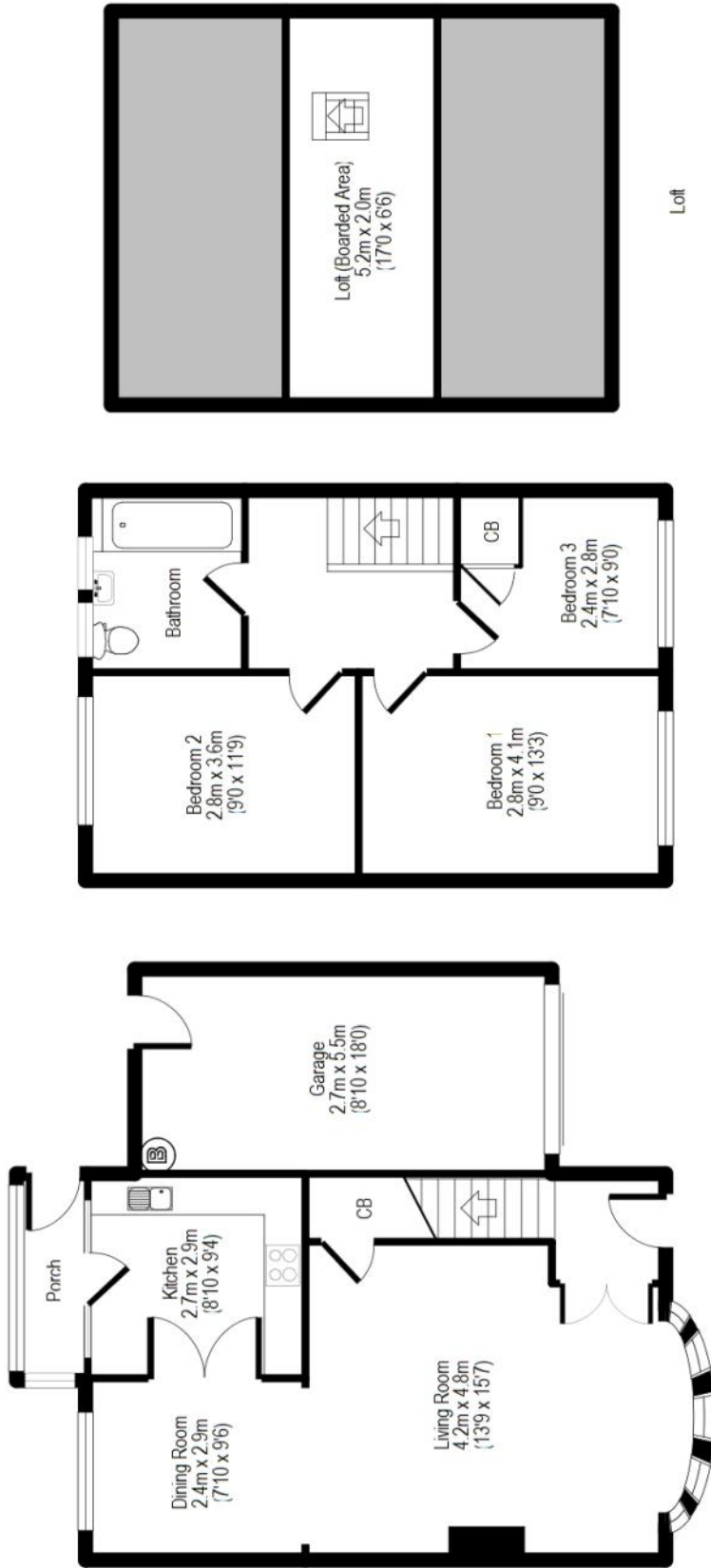
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 131 sq. m / 1411 sq. ft.

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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