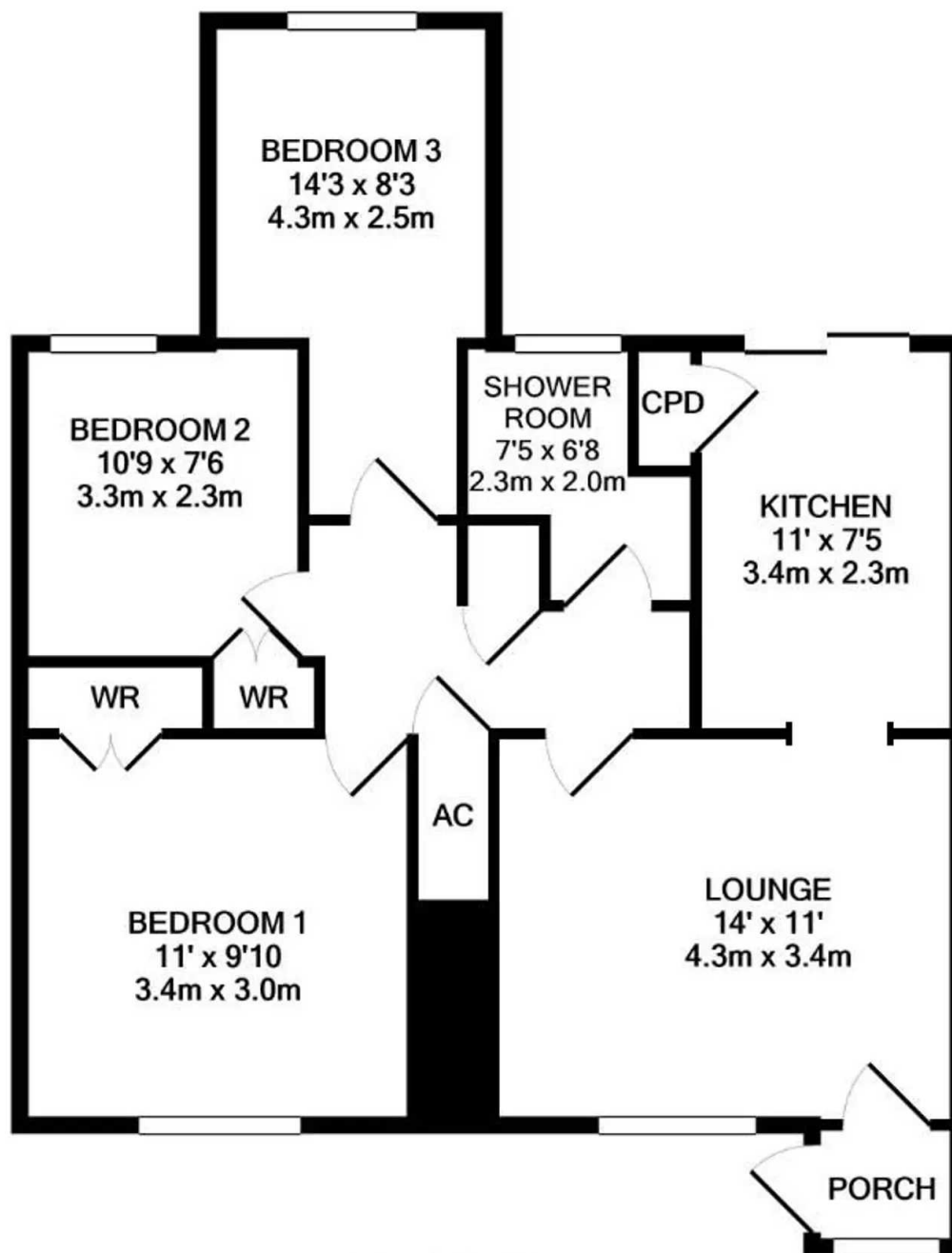


Simon Blyth
ESTATE AGENTS



31 The Crofts, Emley
Huddersfield, HD8 9RU

Offers in Region of **£205,000**



THE CROFTS

Measurements are approximate. Not to scale. Illustrative purposes only
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31 The Crofts

Emley, Huddersfield, HD8 9RU

A SEMI DETACHED, TRUE BUNGALOW SITUATED IN A QUIET SETTING LOCATED IN THE SOUGHT-AFTER VILLAGE OF EMLEY. THE PROPERTY IS CONVENIENTLY POSITIONED CLOSE TO AMENITIES AND BUS ROUTES AND BENEFITS FROM PLEASANT GARDENS WITH LAWN TO THE FRONT AND A PATIO AND LAWN GARDEN WITH WORKSHOP TO THE REAR. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS FANTASTIC HOME.

The property accommodation briefly comprises of entrance porch, lounge, kitchen, inner hallway, three well proportioned bedrooms and house shower room. Externally to the front is a substantial long garden and to the rear is an enclosed low maintenance garden with patio area, and lawn and a hardstanding for a workshop/summer house.

Tenure Freehold.

Council Tax Band A.

EPC Rating D.



INTERNAL

ENTRANCE PORCH

Enter into the property through a double-glazed PVC door with obscure glazed inserts from the side elevation into the entrance porch. There is a multi-panel timber and glazed door which proceeds into the lounge, a double-glazed window with leaded detailing to the front elevation, high-quality flooring, and a cupboard which houses the electric metres.

LOUNGE

The high-quality flooring continues through from the entrance porch into the lounge, which enjoys a great of natural light courtesy of the bank of double-glazed windows to the front elevation with leaded detailing inserts. The room is finished with a neutral decor and features a central ceiling light point, a radiator, and the focal point of the room is the living flame effect gas fireplace with stone surround, inset and hearth. A multi-panel timber and glazed door proceeds to the inner hallway and a doorway leads seamlessly into the kitchen.

INNER HALLWAY

The high-quality flooring continues through from the lounge to the inner hallway which features two ceiling light points, a loft hatch providing access to a useful attic space, and doors providing access to three bedrooms, the shower room, and a useful storage cupboard.





KITCHEN

The kitchen features a range of fitted wall and base units with rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl stainless steel sink and drainer unit with chrome mixer tap. There is high-gloss, brick-effect tiling to the splash areas, space and provisions for an automatic washing machine, electric cooker and further under-counter appliance. The high-quality flooring continues through from the lounge and there is a ceiling light point, sliding patio doors to the rear elevation which provide access to the gardens, and a multi-panel door which encloses a useful pantry cupboard.

PANTRY CUPBOARD

The pantry cupboard is a useful space for additional storage. It features a double plug socket and houses the wall-mounted Baxi combination boiler.

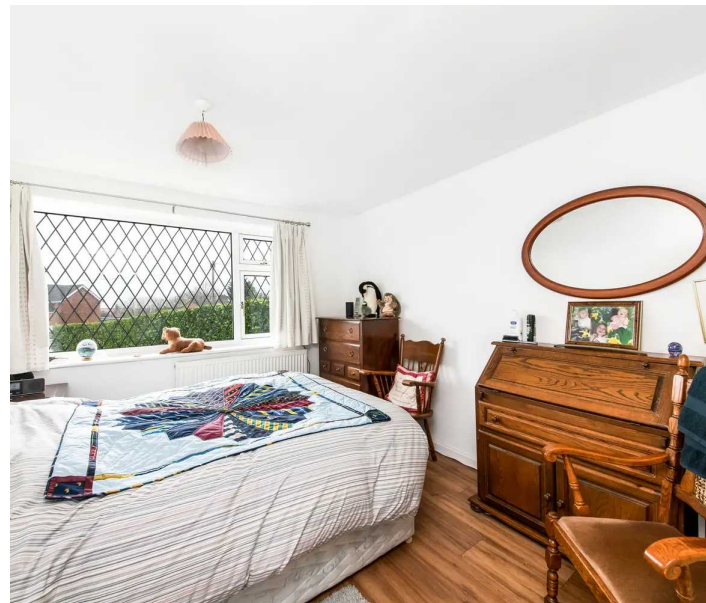


BEDROOM ONE

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the front elevation, which provide pleasant views across the property's front lawn, and there is a ceiling light point, a radiator, and built-in wardrobes with sliding doors, hanging rails and shelving in situ.

BEDROOM TWO

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows with leaded detailing to the rear elevation which provide views across the property's rear gardens. There is a central ceiling light point, a radiator, and some recessed cupboards and wardrobe with hanging rail in situ.



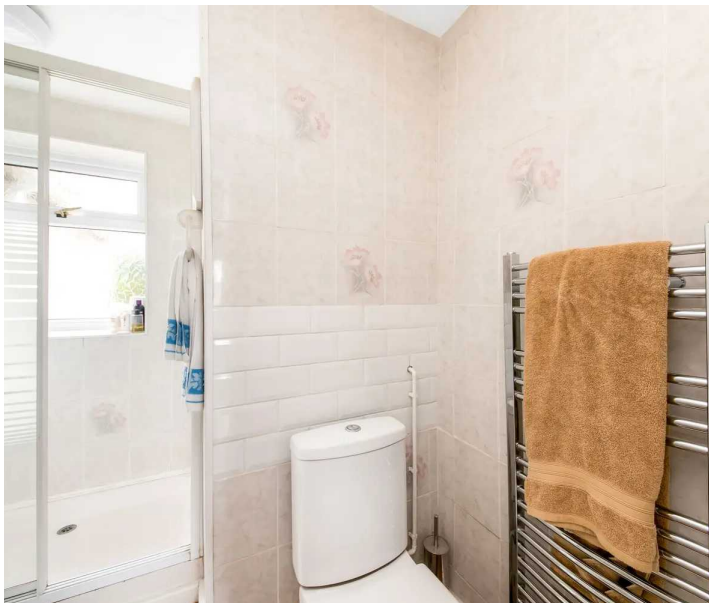


BEDROOM THREE

Bedroom three is a versatile space which is currently utilised as a reading room/study. It can accommodate a bed with ample space for freestanding furniture, and there is high-quality flooring, a radiator, a ceiling light point, and a bank of double-glazed windows with leaded detailing to the rear elevation.

SHOWER ROOM

The shower room features a white three-piece suite comprising of a low-level w.c. with push-button flush, a pedestal wash hand basin with chrome Monobloc mixer tap, and a fixed frame shower cubicle with thermostatic Mira shower. There is wood-effect laminate flooring, tiled walls, a ceiling light point, a chrome ladder-style radiator, a towel rail, and a double-glazed window with obscure glass and tiled sill to the rear elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a substantial lawn garden. There is a pathway proceeding to the entrance porch and continues across the front of the property to a gate which encloses the rear garden.

REAR GARDEN

Externally to the rear, the property features a patio area which is an ideal space for al fresco dining and barbecuing. There is an external security light and steps which proceed to the main portion of the garden, which is laid predominantly to lawn and features flower and shrub beds. At the top of the garden, there is a flagged hardstanding which houses the large garden shed/workshop. The workshop has a pitched roof, timber double doors to the front elevation, and a window to the side elevation. Please note that the rear garden has a pedestrian right of access.





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.

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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
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