



Applegate
Properties



Church Street, Emley, Huddersfield, HD8 9RP

Offers in the region of: £500,000

A truly stunning, extremely spacious and sympathetically converted detached Church School Hall with private gardens and parking, affording stylish and flexible three bed/three bath family accommodation in enviable central village location.

- Stunning church hall conversion
- Three beds/three bathrooms
- Spacious interior
- Private gardens and parking



PROPERTY DESCRIPTION

Blending a wealth of period charm including vaulted ceilings with exposed timbers and stone mullions alongside contemporary and stylish fittings throughout including integrated media and lighting is this unique stone detached property. Once inside the property exudes light and space throughout and includes a most impressive central living space which may suit a variety of buyers including the young family, professional couple or those requiring potential annexed accommodation.

Being ideally located close to the centre of popular Emley village and church with village amenities and regarded schooling as well as being accessible for much of West and South Yorkshire, including M1 Motorway access nearby. Having a neutral and contemporary décor throughout and including gas central heating the accommodation comprises: Front Entrance Hall accessed by a feature timber door, leading into an open Study/Hall, central Living/Dining space with vaulted ceilings, exposed trusses, full height arched windows, contemporary Opus log burning stove and fully fitted kitchen area off with Smeg appliances. An open mezzanine staircase leads to a generous First Floor double bedroom with En suite Shower room, while to the ground floor are two further double bedrooms, one having generous walk-in wardrobe and another with stylish open plan En suite, House Bathroom with four piece white suite, Rear Entrance Lobby and Utility Room with loft hatch and ladder access to a useful boarded loft storage space.

Externally, the property has a private, gated entrance to the front with path to front door and enclosed patio garden. Whilst to the rear can be found a generous and fully enclosed garden which includes lawn, raised decked seating area and gated to side driveway with tandem private parking.

Tenure: Freehold

EPC: E

Council Tax: F

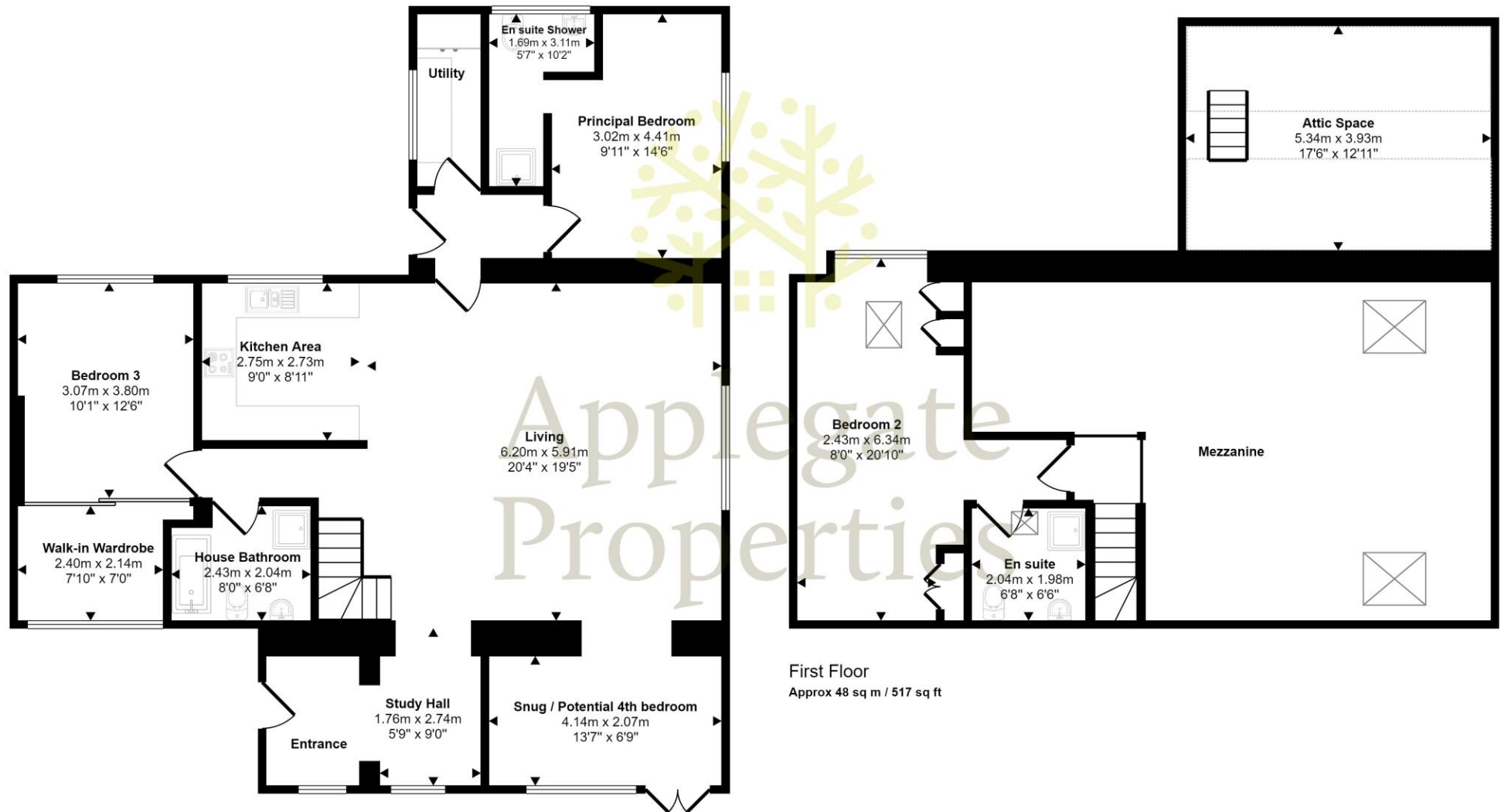
IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holm firth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.







Approx Gross Internal Area
171 sq m / 1839 sq ft



Ground Floor
Approx 123 sq m / 1322 sq ft

First Floor
Approx 48 sq m / 517 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED