

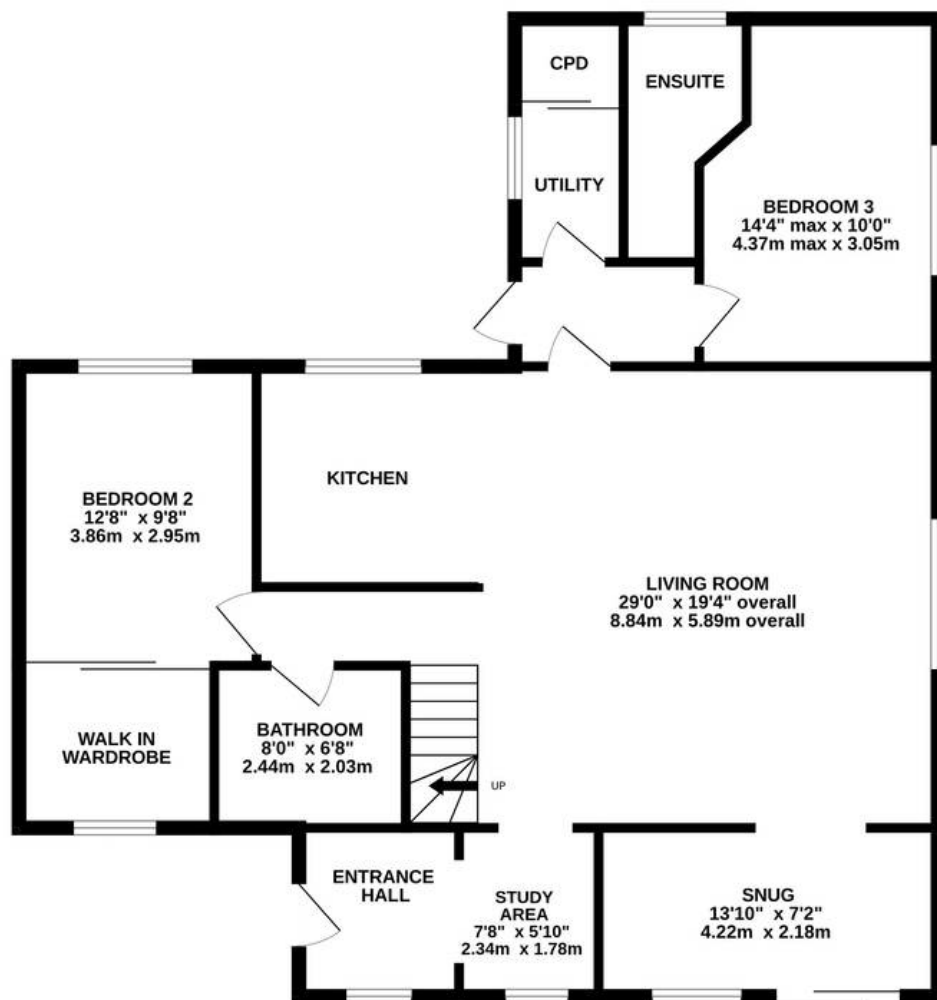


## The Old Church Hall, Church Street, Emley

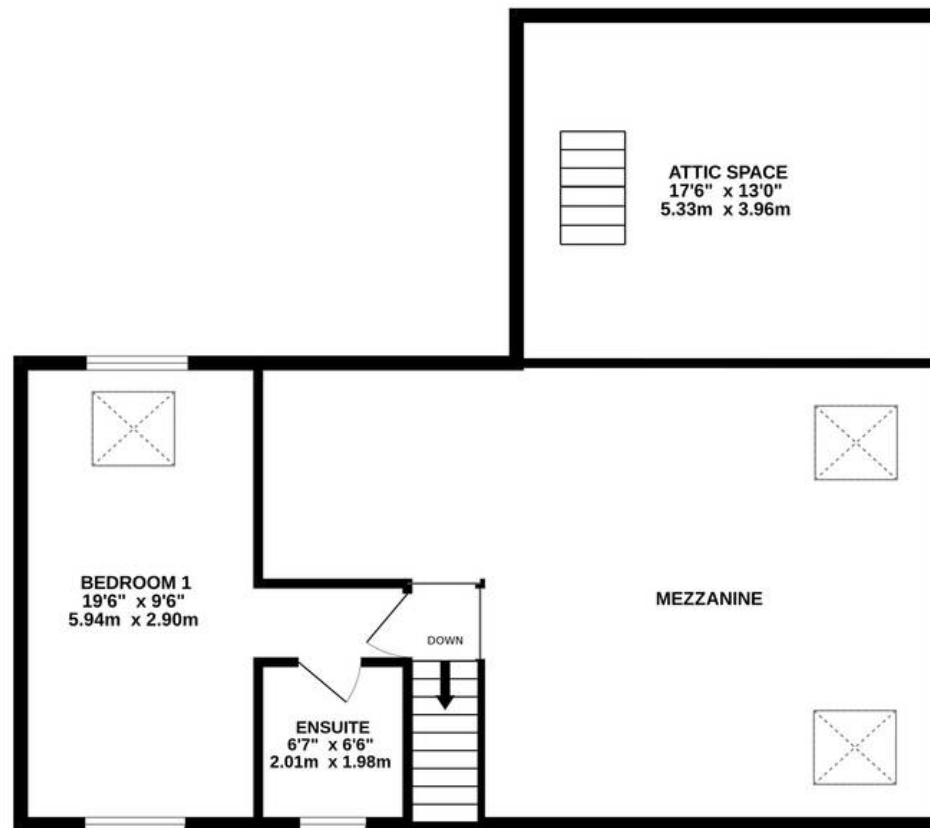
Huddersfield, HD8 9RP

Offers in Region of **£500,000**

GROUND FLOOR



1ST FLOOR



CHURCH STREET

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## The Old Church Hall

Church Street, Emley, Huddersfield

A MOST IMPRESSIVE, CONVERTED FORMER CHURCH HALL, NESTLED IN THE CENTRE OF THE SOUGHT AFTER, SEMI-RURAL VILLAGE OF EMLEY. IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, AND WITH VILLAGE AMENITIES A SHORT WALK AWAY. THIS STUNNING HOME BOASTS VAULTED CEILINGS, THREE DOUBLE BEDROOMS WITH TWO EN-SUITES, PLUS HOUSE BATHROOM, AND A FABULOUS, OPEN-PLAN DINING-KITCHEN AND LIVING ROOM.

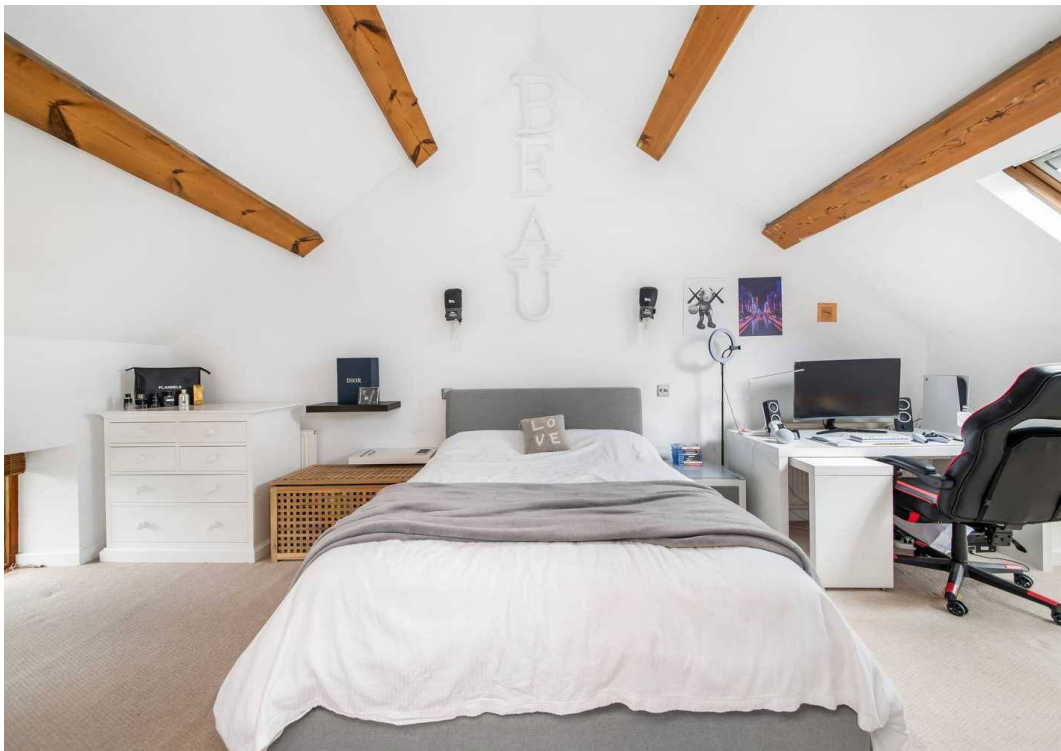
The accommodation comprises of entrance hallway with adjoining office/study area, open-plan lounge with full height vaulted ceiling and exposed beams, adjoining kitchen with integrated appliances and a snug/dining area/reading room with French doors giving access onto the front patio. On the ground floor are two double bedrooms and the house bathroom, with one bedroom having an en-suite wet room with underfloor heating and the other having a spacious walk in wardrobe. To the first floor is a galleried balcony overlooking the living space, and the principal bedroom benefits from en-suite shower room facilities. The driveway provides parking for multiple vehicles and leads to the private and enclosed rear garden.

Tenure Freehold.

Council Tax Band F.

EPC Rating E.







## GROUND FLOOR

### ENTRANCE

Enter into the property through a fabulous timber and glazed door with arched obscure-glazed insert with leaded detailing. The entrance features a bank of double-glazed mullioned windows to the front elevation, providing a pleasant view towards the church, hardwood flooring, inset spotlighting, a radiator, and a doorway proceeding into the home office space which then opens out to the open-plan living dining kitchen.

### UTILITY ROOM

8' 0" x 4' 4" (2.44m x 1.32m)

The utility features useful cupboards providing a great deal of additional storage. There is a fitted work surface with plumbing and provisions for an automatic washing machine and tumble dryer beneath. Additionally, there is a bank of double-glazed mullioned windows to the side elevation, recessed spotlighting to the ceiling, a radiator, an extractor fan, and a loft hatch with timber dropdown ladder providing access to a useful attic space.

### ATTIC SPACE

9' 5" x 18' 0" (2.87m x 5.49m)

The attic above the utility area is boarded out, features fluorescent tube light points and plug points, and is a great space for additional storage.

### HOME OFFICE

7' 8" x 5' 10" (2.34m x 1.78m)

The home office space features a bank of double-glazed mullioned windows to the front elevation, providing a great deal of natural light. The attractive hardwood flooring continues through from the entrance and there is inset spotlighting to the ceiling, a radiator, and a doorway leading to the open-plan living dining kitchen.

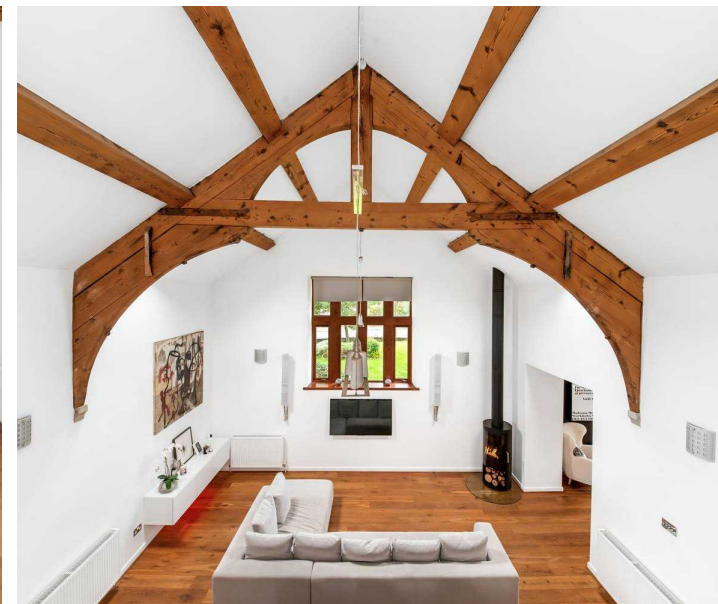
### REAR HALLWAY

The attractive hardwood flooring continues through from the open-plan living dining kitchen room into the rear hallway, where there is a fabulous timber and glazed external door which features an arched obscure glazed window with leaded detailing to the side elevation. This door provides access to the property's gardens. There is inset spotlighting to the ceiling, and multi-panel doors lead into the utility room and bedroom two.

### OPEN-PLAN LIVING DINING KITCHEN

29' 0" x 19' 4" (8.84m x 5.89m)

This open plan space enjoys a great deal of natural light which cascades through the double-glazed skylight windows to both the front and rear elevations and the dual-aspect mullioned windows to the rear and side elevations. There are most impressive vaulted ceilings with exposed timber trusses, braces and beams on display, as well as a continuation of the hardwood flooring. Additionally, a kite winding staircase with oak banister and chrome spindle balustrade rises to the first floor. The living area features a Clearview log burning stove with exposed flue set upon a ceramic base, and a double doorway which leads into an additional family/reception room.





#### **KITCHEN AREA**

The kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary rolled edge work surfaces over which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There are high-quality SMEG appliances, including a five-ring gas hob with ceramic splashback and canopy-style cooker hood over, a built-in electric fan-assisted oven, an integrated fridge freezer unit, and an integrated dishwasher. Additionally, the kitchen benefits from under-unit LED lighting.

#### **DINING AREA**

The dining area features a multi-panel timber door which proceeds to the rear entrance, and blends seamlessly into the living area. There is a radiator and various light points.

#### **FAMILY ROOM / SNUG**

13' 10" x 7' 2" (4.22m x 2.18m)

The family room is a versatile and useful reception area which is currently utilised as a snug but could be utilised as a further home office space or hobby room. There is a bank of double-glazed mullioned windows to the front elevation providing a beautiful view of the church. Double-glazed French doors lead onto a stone flagged patio area.



## **BEDROOM TWO**

12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a bank of double-glazed hardwood windows to the rear elevation, inset spotlighting to the ceiling, television and telephone points, and two wall light points. This bedroom also features a bank of floor-to-ceiling, aluminium and glazed, sliding wardrobe doors which enclose the walk-in wardrobe/dressing room.

## **BEDROOM TWO WALK-IN WARDROBE**

7' 8" x 6' 10" (2.34m x 2.08m)

The walk-in wardrobe/dressing room features a bank of double-glazed hardwood mullioned windows to the front elevation which provide a great deal of natural light. The room is well-equipped with various hanging rails, shoe shelving, and floating drawer units providing a great deal of additional storage. There is inset spotlighting to the ceiling and a radiator.

## **HOUSE BATHROOM**

8' 0" x 6' 8" (2.44m x 2.03m)

The house bathroom features a modern, white, four-piece suite which comprises of a double-ended panel bath with showerhead mixer tap, a low-level w.c. with push-button flush, a broad pedestal wash hand basin with chrome mixer tap, and a quadrant-style, fixed frame shower cubicle with thermostatic shower. There is tiled flooring, mosaic tiling to the walls, inset spotlighting to the ceiling, a wall-mounted mirror-fronted vanity unit, a shaver point, a curved ladder-style radiator, and an extractor fan.







### **BEDROOM THREE**

14' 4" x 10' 0" (4.37m x 3.05m)

Bedroom three is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are banks of double-glazed mullioned windows with obscure glass to the front and rear elevations, inset spotlighting to the ceiling, a radiator, and an open en-suite wet room area. The en-suite features attractive tiled walls and tiled flooring, as well as a modern three-piece suite comprising of a low-level w.c. with push-button flush, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and wet room-style shower cubicle with fixed glazed shower guard, rainfall showerhead over and separate handheld attachment. There is inset spotlighting to the ceiling, a shaver point, underfloor heating, and an extractor fan.

## BEDROOM ONE

19' 6" x 9' 6" (5.94m x 2.90m)

Bedroom one is a spacious, first floor, double bedroom with full height apex ceiling with exposed beams on display. There are windows to both the front and rear elevations as well as a Velux window, and the room features built-in wardrobes, various wall light points, contemporary sockets and switches, two radiators and an en-suite shower room.

## BEDROOM ONE EN-SUITE SHOWER ROOM

6' 7" x 6' 6" (2.01m x 1.98m)

The en-suite features a stylish three-piece suite comprising of a corner shower cubicle with curved double doors, tiled interior and a Sirus shower unit, a rectangular wash hand basin with storage cupboards below, and a low level w.c. There is tiling to the walls and floor, a Velux window within the angled ceiling, timbers on display, and an upright towel radiator.





## EXTERNAL

### FRONT GARDEN

Located in the centre of this popular village opposite the church, the property has perimeter wrought iron fencing with double gates which provide access onto the property's stone flagged front pathway. There is a level lawn garden with mature shrubs, a paved patio area that can be accessed from the family room, and to the left hand side of the pathway is a planted shrub/flower bed. To the side of the property itself is a lockable timber gate that encloses the rear garden. The property's driveway provides parking for multiple vehicles and electric opening double timber gates and a lockable side gate enclose the rear garden.



## REAR GARDEN

Externally to the rear, the property features a fabulous stone flagged pathway which runs across the perimeter of the property and overlooks the enclosed rear garden which is laid predominantly to lawn but with a raised decked area to the bottom of the garden, creating an ideal space for al fresco dining and barbecuing. There is recessed spotlighting to the decking, part-fenced and part-walled boundaries, an external tap, and gates to either side.





**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.

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**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

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