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Finest
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Rectory Gardens
Emley, Huddersfield



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Offers In Region Of £550,000

HAVING A SERENE LOCATION DOWN A PRIVATE LANE WITH NO PASSING TRAFFIC IS THIS SPACIOUS FAMILY HOME SET ON A LARGE PLOT WHICH EXTENDS TO APPROXIMATELY 1/3 ACRE WITH STUNNING SOUTH FACING GARDENS.

The property is ready to move into and has no upper chain but also has the prospect of extending or just adding a large garden room to the rear and reconfiguring to the buyers choice. Plans have been submitted to erect a orangery/garden room. Planning permission been granted for a 6ft extension at the rear of the property, further information can be found on Kirklees planning portal using reference number - 2023/62/92337/E or by searching for 'Rectory Gardens'

The property currently has five double bedrooms to the first floor and a house bathroom. To the ground floor there is a large sitting room with sliding patio doors onto the terrace, a formal dining room, W.C and shower room in addition to a modern fitted kitchen with a range of appliances included.

If the garden room were added to the rear ground floor the two bedrooms over the garage area could be



combined to create a stunning master suite with dressing room and luxury ensuite, leaving four bedrooms upstairs and the current dining room downstairs could be a fifth bedroom with a shower room already on the ground floor, perfect for dependant relatives.

The property has its own driveway and front garden area which could be devoted to further parking/turning area if required. This leads to the double garage which has a remote control electric door. To the rear the large garden is south facing and has extensive lawns and mature planting in addition to an alfresco dining terrace.

Emley is an enviable location with excellent country walks on the doors step and numerous highly regarded gastro pubs within the vicinity in addition much sought after local schools and an ideal commuter location for Leeds, Sheffield and Manchester.

WHAT3WORDS

///buggy.scatter.roosters

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



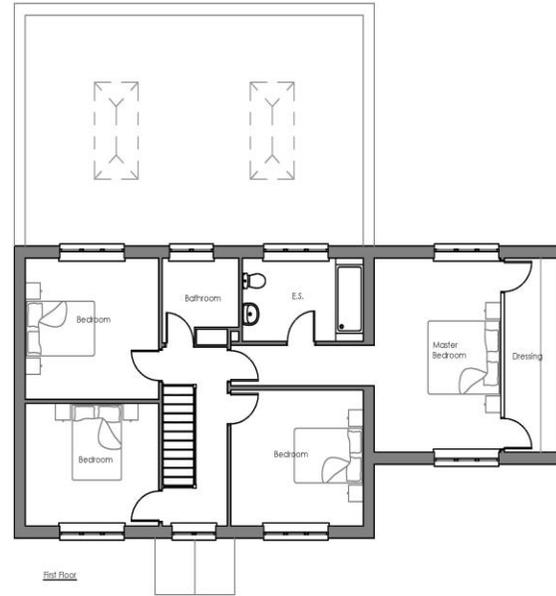



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Ground floor



First floor



Planning drawing only. Not to be used for construction purposes.

Client	
Project 1 Rectory Garden, Emley	
Title Proposed Plans	
Scale 1:100 @ A3	Date
Drawn AC	Checked
Drawing No.	Rev.
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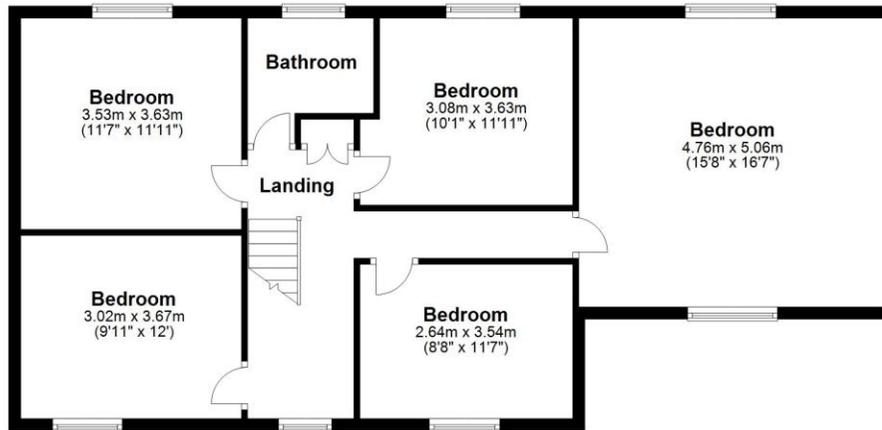
Ground Floor

Approx. 87.8 sq. metres (945.1 sq. feet)



First Floor

Approx. 85.6 sq. metres (921.5 sq. feet)



Total area: approx. 173.4 sq. metres (1866.7 sq. feet)





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