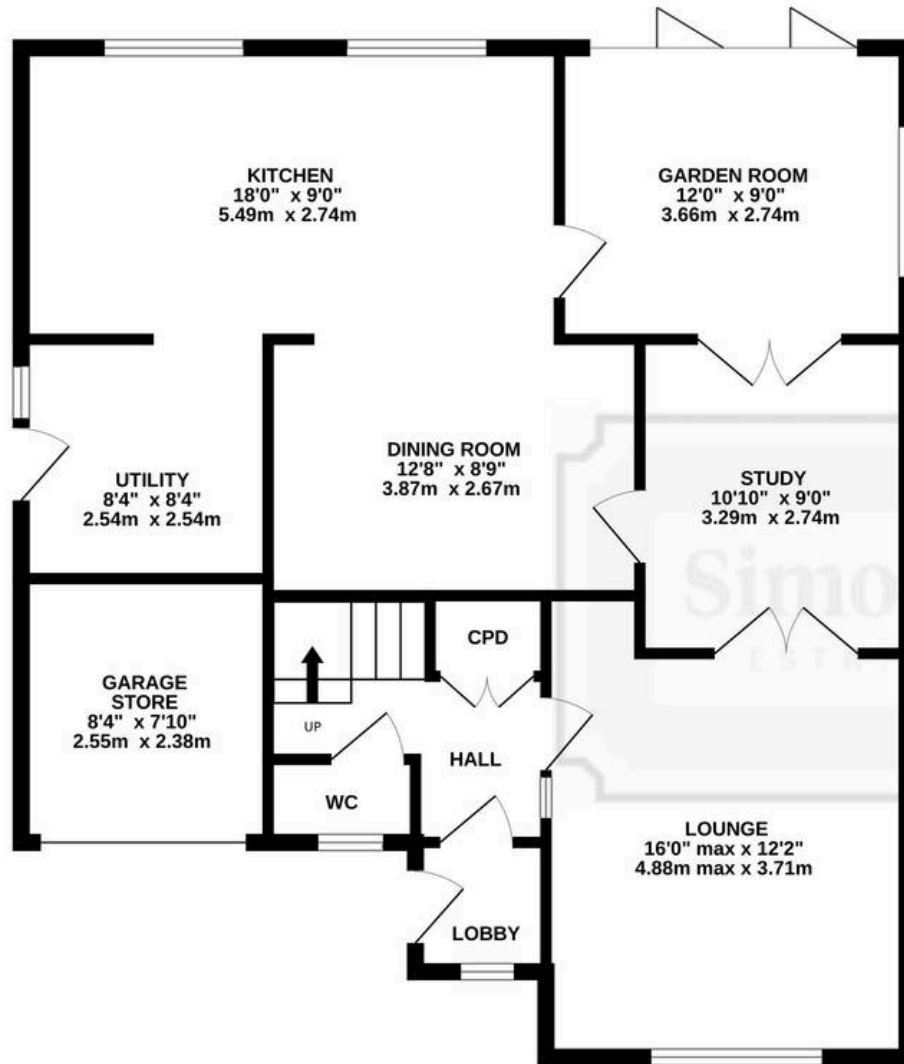




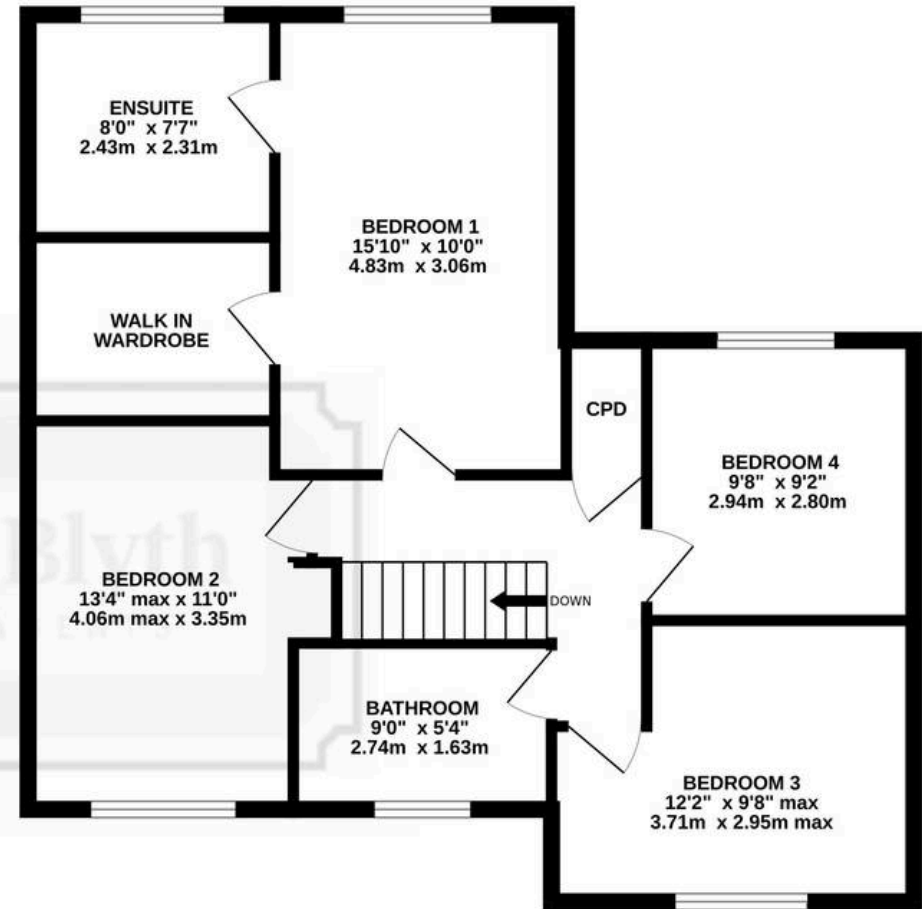
Summer Lane, Emley
Huddersfield, HD8 9SJ

Offers in Region of **£530,000**

GROUND FLOOR



1ST FLOOR



SUMMER LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Summer Lane

Emley, Huddersfield, HD8 9SJ

OCCUPYING AN ENVIABLE POSITION ON THE FRINGES OF THE DESIRABLE VILLAGE OF EMLEY AND BOASTING PANORAMIC, OPEN-ASPECT VIEWS ACROSS NEIGHBOURING FIELDS AND THE VALLEY BEYOND. THIS SUPERBLY PRESENTED FAMILY HOME HAS BEEN MUCH IMPROVED TO A HIGH SPECIFICATION BY THE CURRENT VENDOR. BOASTING OPEN-PLAN DINING KITCHEN, THREE ADDITIONAL RECEPTION ROOMS, FOUR DOUBLE BEDROOMS AND PRINCIPAL SUITE WITH EN-SUITE SHOWER ROOM AND WALK-IN WARDROBE. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND AMAZING VIEWS ON OFFER.

The property accommodation briefly comprises of entrance, inner hallway, downstairs WC, lounge with bay window to the front, home office, open-plan dining-kitchen, utility room and garden room with bi-fold doors to the ground floor. To the first floor there are four double bedrooms and the house bathroom, bedroom one having en-suite shower room and walk-in wardrobe. Externally, there is a double driveway leading to an integral half garage and to the rear is a fabulous garden taking advantage of pleasant views, with lawn area and substantial flagged patio.

Tenure Freehold.
Council Tax Band E.
EPC Rating D.





GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, composite door with obscure glazed inserts from the side elevation into the entrance. There is a double-glazed window to the front elevation with obscure glass, an inset spotlight to the ceiling, Karndean flooring, a radiator, a beautiful exposed stone wall, and a multi-panel oak and glazed door proceeding into the inner hallway.

INNER HALLWAY

The inner hallway features a continuation of the Karndean flooring from the entrance hall, as well as inset spotlighting to the ceiling, a radiator and a kite winding staircase with wooden banister and glazed balustrade rising to the first floor. There is an oak and glazed door with adjoining window proceeding into the lounge and an oak door enclosing the downstairs WC. Additionally, there is useful fitted storage under the stairs with shelving in situ and glass blocks providing borrowed light to and from the WC.

DOWNSTAIRS WC

The high-quality Karndean flooring continues through from the inner hallway into the downstairs WC, which features a modern, two-piece suite comprising a low-level WC with push-button flush and a wall-hung wash hand basin with tiled splashback and cascading waterfall mixer tap. There is a double-glazed window with obscure glazed insert to the front elevation, decorative coving to the ceiling, and inset spotlighting.





LOUNGE

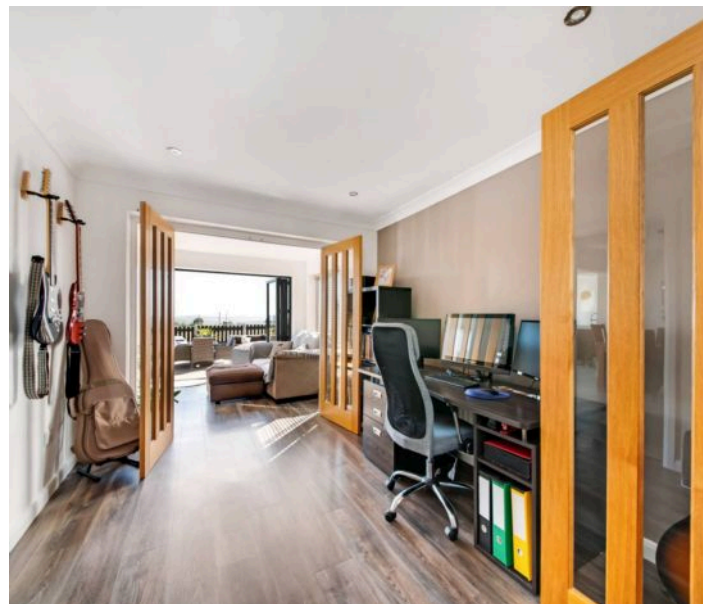
16' 0" x 12' 2" (4.88m x 3.71m)

The lounge is a generously proportioned, light and airy reception room with a double-glazed bay window to the front elevation. There is attractive Karndean flooring, decorative coving to the ceiling, a radiator, inset spotlighting, and twin oak and glazed doors leading seamlessly into the home office.

HOME OFFICE

10' 10" x 9' 0" (3.30m x 2.74m)

This versatile space can be utilised in a variety of ways. It enjoys superb, open-aspect views through twin oak and glazed doors through to the garden room of open fields and countryside. There is decorative coving to the ceiling, inset spotlighting, high-quality Karndean flooring, and a single oak and glazed door providing access to the open-plan dining kitchen.



OPEN-PLAN DINING KITCHEN - DINING AREA

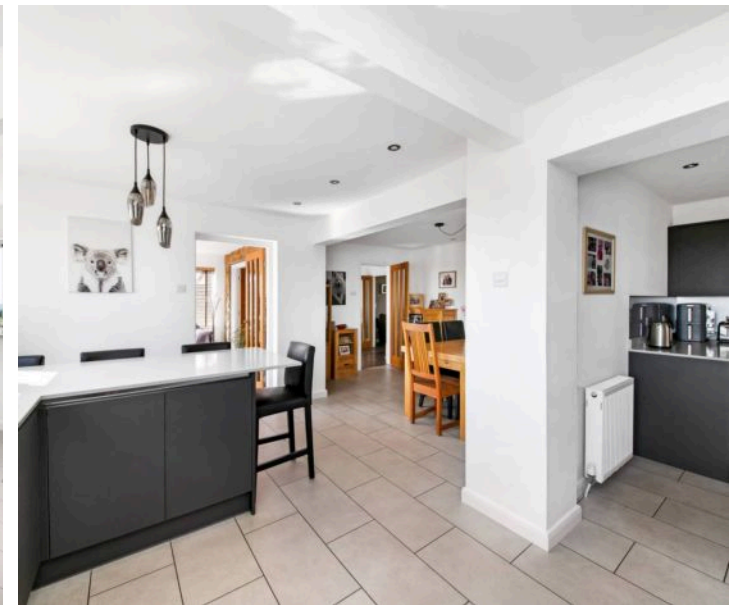
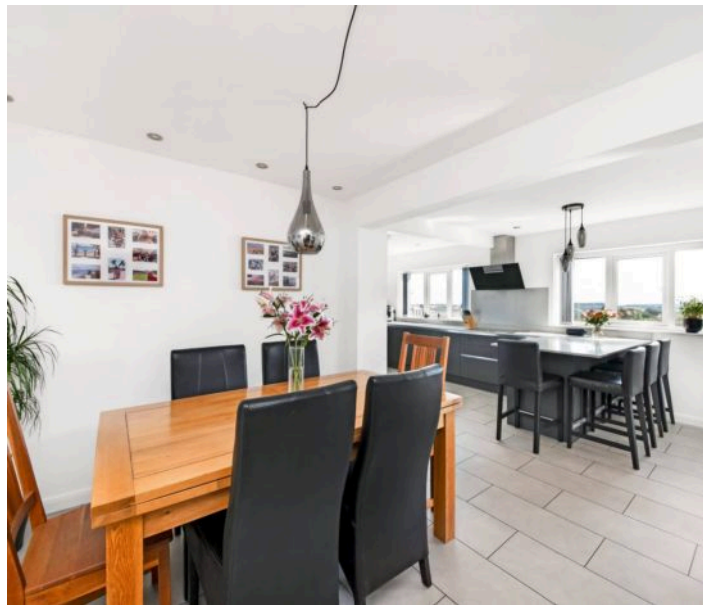
12' 8" x 8' 9" (3.86m x 2.67m)

The dining area features inset spotlighting to the ceiling, a central ceiling light point, a radiator, attractive Moduleo LVT flooring and a large opening which leads into the kitchen.

OPEN-PLAN DINING KITCHEN - KITCHEN

18' 0" x 9' 0" (5.49m x 2.74m)

The kitchen features a range of fitted base units with high-quality, handleless cupboard fronts with attractive chrome trim and complementary quartz work surfaces over, which incorporate an inset, stainless steel, one-and-a-half-bowl sink unit with pull-out hose mixer tap. There are built-in NEFF appliances including a five-ring induction ceramic hob with ceramic cooker hood over, a waist-level steam/WiFi oven and a dishwasher. The kitchen benefits from soft-closing doors and drawers, LED under-unit lighting, LED under-worktop lighting, inset spotlighting to the ceiling, a matching quartz upstand to the work surface, glass splashbacks, and two banks of double-glazed windows to the rear elevation taking advantage of panoramic views across neighbouring fields. Additionally, there is a breakfast peninsula with ceiling light over and cupboards beneath, an oak and glazed door proceeding into the garden room, and a doorway leading into the utility.





UTILITY ROOM

8' 4" x 8' 4" (2.54m x 2.54m)

The utility room features high-quality, fitted wall and base units with handleless cupboard fronts with attractive chrome trim and complementary quartz work surfaces over. There is a matching quartz upstand, glass splashbacks, soft-closing doors and drawers, under-unit and under-work top lighting, a radiator, inset spotlighting, tall pantry cabinets, an integrated under-counter NEFF freezer, and plumbing and provisions for an automatic washing machine. A double-glazed external door with adjoining obscure-glass window to the side elevation leads out to the side of the property.

GARDEN ROOM

12' 0" x 9' 0" (3.66m x 2.74m)

The garden room enjoys a great deal of natural light which cascades through dual-aspect windows, including a bank of windows to the side elevation and bi-folding aluminium doors to the rear elevation, providing access to the gardens and taking advantage of fabulous views. There is high-quality flooring, beautiful exposed stone walls, inset spotlighting to the ceiling and a radiator.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first floor landing, which features a wooden banister with glazed balustrade over the stairwell head. Oak doors provide access to four well-proportioned double bedrooms and the house, as well as enclosing a useful airing cupboard with fitted shelving in situ.

BEDROOM ONE

15' 10" x 10' 0" (4.83m x 3.05m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is inset spotlighting to the ceiling, a radiator and a bank of double-glazed windows to the rear elevation taking full advantage of breath-taking, open-aspect views. Oak and glazed doors with obscure glazed inserts providing access to the en-suite and walk-in wardrobe.





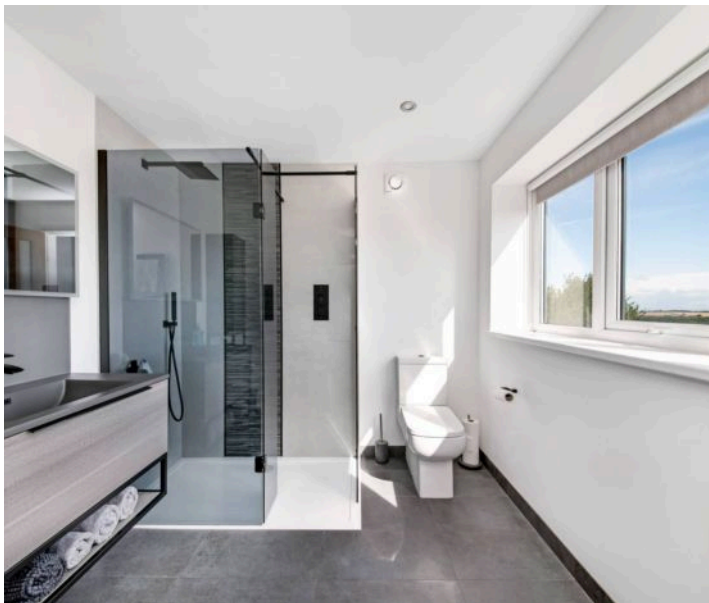
BEDROOM ONE WALK-IN WARDROBE

The walk-in wardrobe features inset spotlighting to the ceiling, fitted hanging rails and shelving, a radiator, and a loft hatch providing access to a useful attic space.

BEDROOM ONE EN-SUITE

8' 0" x 7' 7" (2.44m x 2.31m)

The en-suite shower room benefits from underfloor heating and features a high-quality, three-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level WC with push-button flush, and a broad sink with glass splashback, mixer tap over and vanity cupboard and towel shelving beneath. There is attractive tiled flooring with matching skirting, inset spotlighting to the ceiling, an horizontal anthracite radiator, and a bank of double-glazed windows to the rear elevation providing superb, open-aspect views. Additionally, there is a wall-mounted LED backlit vanity mirror and wall-mounted toiletry cabinet.



BEDROOM TWO

13' 4" x 11' 0" (4.06m x 3.35m)

Bedroom two another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation, inset spotlighting to the ceiling, a radiator, and a recessed dressing area/desk with oak work surface and plug points beneath.

BEDROOM THREE

12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a radiator, inset spotlighting, and a bank of double-glazed windows to the front elevation with views across the front garden and with aspects towards Emley Moor Mast in the distance.

BEDROOM FOUR

9' 8" x 9' 2" (2.95m x 2.79m)

Bedroom four is situated to the rear of the property and can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation offering far-reaching views, inset spotlighting to the ceiling, and a radiator.





HOUSE BATHROOM

9' 0" x 5' 4" (2.74m x 1.63m)

The house bathroom features a luxury, three-piece, fitted suite comprising an L-shaped inset bath with wall-mounted cascading waterfall mixer tap, thermostatic shower over and glazed shower guard, a broad wash hand basin with cascading waterfall mixer tap and vanity cupboard beneath, which incorporates a low-level WC with concealed cistern and push-button flush. There is attractive tiled flooring with matching tiled skirting, attractive contrasting tiling to the walls and splash areas, a double-glazed bank of windows with obscure glass and tiled sill to the front elevation, an extractor fan, inset spotlighting, and an anthracite column radiator with towel rails.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block paved driveway providing off-street parking for multiple vehicles and leading to the integral half garage. The front garden is laid predominantly to lawn and boasts a well-stocked flower and shrub bed, external lights, two beautiful stone flagged pathways leading across the front of the property and down the sides to gates which enclose the rear gardens.

REAR GARDEN

Externally to the rear, the property is sure to impress. Occupying a fabulous plot which features a substantial lawn area and a beautiful Indian stone flagged patio, both of which take advantage of views across neighbouring fields and the valley beyond. The gardens are substantial yet relatively low maintenance, with well-stocked flower and shrub beds and fenced boundaries. There are external lights, and space and provisions for a hot tub with a double external socket.

Driveway

2 Parking Spaces





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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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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