



Siderite Close, Emley Huddersfield HD8 9ZL

welcome to

Siderite Close, Emley Huddersfield

MODERN SEMI DETACHED RESIDENCE UPGRADED BY THE CURRENT VENDORS AND AFFORDING THREE BEDROOM ACCOMMODATION, THE PRINCIPLE BEDROOM BOASTING EN SUITE FACILITIES. EXTERNALLY HAVING OFF STREET PARKING AND ATTRACTIVE GARDEN.

Summary

Situated on a desirable cul-de-sac within the sought-after village of Emley, this beautifully presented three bedroom semi-detached home is approximately 12 months old and has been thoughtfully upgraded by the current vendor, offering a turn-key opportunity for prospective buyers.

The property boasts a modern and stylish interior throughout, with high-quality finishes and a well-planned layout ideally suited to contemporary family living. The ground floor provides a welcoming entrance leading to a spacious and light-filled living area, along with a superbly appointed kitchen/diner designed for both everyday use and entertaining.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom benefiting from a sleek en suite shower room. A modern family bathroom serves the remaining bedrooms, while an additional separate W.C. adds further convenience.

Externally there are attractive gardens and off street parking whilst the home enjoys a pleasant cul-de-sac position, offering a sense of privacy and minimal passing traffic, ideal for families and professionals alike.

Presented to an immaculate standard throughout, this property represents an excellent opportunity to acquire a nearly new home in a popular village setting with excellent access to local amenities, well regarded schooling and transport links.

Early viewing is highly recommended to fully appreciate the quality and position of this superb home.

Accommodation Entrance Hall

On entry there is a high quality LVT floor covering, a

staircase ascending to the first floor and understairs storage.

Living Room

14' 4" x 9' 6" (4.37m x 2.90m)

Located to the front of the property and with a continuation of the floor covering the attractively presented room has a central heating radiator and is double glazed to front aspect.

Dining Kitchen

16' x 13' 10" (4.88m x 4.22m)

Fitted in a contemporary style with a stylish range of wall and base units having quartz worksurfaces incorporating a sink and drainer unit with mixer tap. There are complementary tiled surrounds and appliances include the electric hob with extractor, electric oven, fridge freezer, integral dishwasher and washer dryer. The room has inset ceiling lighting, a radiator, houses the central heating boiler, is double glazed to rear aspect with French style doors to the rear.

Cloaks/W.C

White low level w/c and hand washbasin along with tiled surrounds, radiator, LVT floor covering and a fitted robe.

First Floor Bedroom One

12' x 10' 8" (3.66m x 3.25m)

The principle bedroom has a bank of fitted wardrobes, a central heating radiator and is double glazed to front aspect.

En Suite

Fitted with a white low level w/c and hand washbasin along with shower cubicle having rainfall unit. There are complementary tiled splashbacks and





floor covering, a heated rail ladder and double glazed obscure window.

Bedroom Two

10' x 8' (3.05m x 2.44m)

The second double room has a fitted wardrobe, a central heating radiator and is double glazed to rear aspect- note the attractive views.

Bedroom Three

12' max x 7' 10" (3.66m max x 2.39m)

The final bedroom has a radiator and the double glazed window to rear aspect again boasts the views.

House Bathroom

Another contemporary style suite comprising of white low level w/c, pedestal hand washbasin and paneled bath with overhead shower and screen. There are tiled surrounds and floor covering, a heated rail ladder, inset ceiling lighting and double glazed obscure window.



External

To the side of the property is tandem parking for two vehicle whilst the timber fenced rear garden affords a good degree of privacy and is predominantly lawned with a paved patio.



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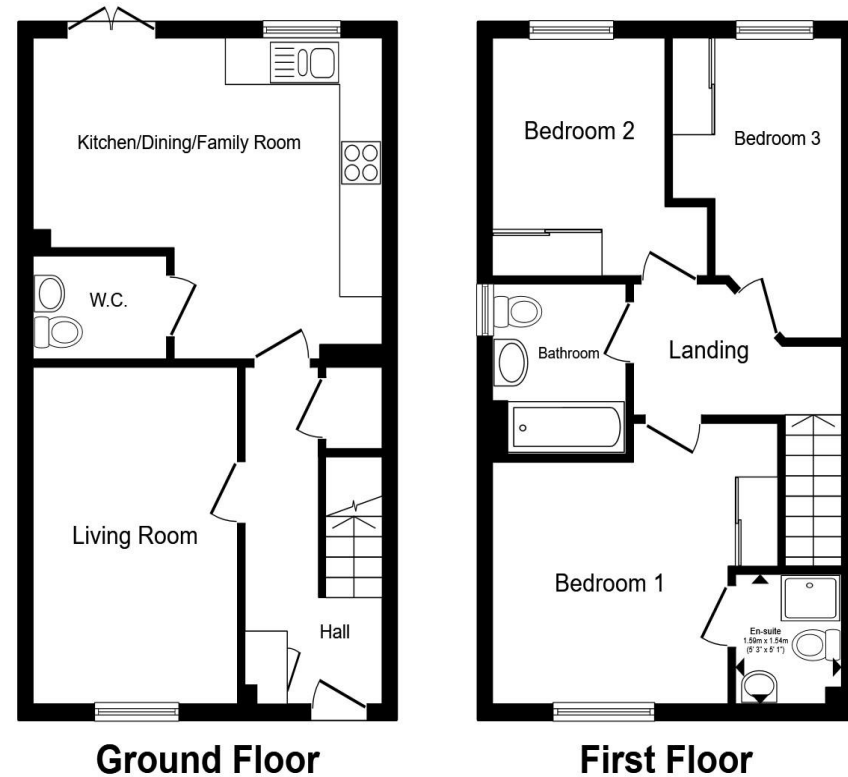
welcome to

Siderite Close, Emley Huddersfield

- Modern Semi Detached House
- Three Bedroom Accommodation
- Bathroom/En Suite And Separate W.C
- Off Street Parking
- Attractive Garden

Tenure: Freehold EPC Rating: A
Council Tax Band: C

£320,000



Total floor area 84.4 m² (908 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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