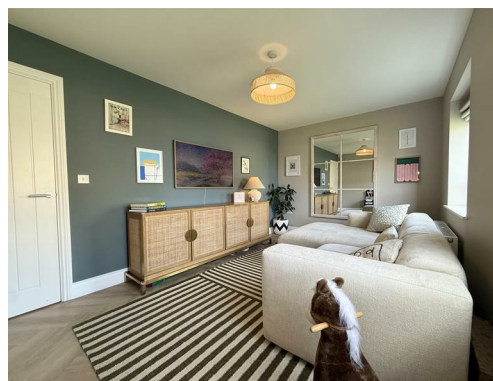


16 Siderite Close,
Emley HD8 9ZL

OFFERS AROUND
£465,000



THIS BEAUTIFUL FOUR BEDROOM DETACHED PROPERTY SITS ON A CORNER PLOT WITH TWO GARDENS, DRIVEWAY AND SINGLE GARAGE WITHIN A DESIRABLE NEW DEVELOPMENT.

FREEHOLD / ENERGY RATING: A / COUNCIL TAX BAND: D

PAISLEY
PROPERTIES

ENTRANCE HALL 11'6" apx x 6'5" inc stairs



You enter the property through a composite door into a welcoming entrance hallway. There are spot lights to the ceiling and attractive LVT parquet effect flooring underfoot. A staircase ascends to the first floor landing, a useful understairs cupboard provides room to store away coats, shoes or other household items, and doors lead through to the dining kitchen, lounge, office and W.C.

DINING KITCHEN 22'10" apx x 10'5" apx



This impressive open plan living space is generous in size and can comfortably accommodate both a dining set and additional comfy seating if desired.

The kitchen is fitted with soft grey shaker style wall and base units with contrasting black handles, Silestone work surfaces with matching upstands and a one and a half bowl sunken stainless steel sink with mixer tap. Integrated appliances include a double oven, four ring induction hob, extractor fan, fridge freezer and dishwasher. The room is extremely light and airy courtesy of the dual aspect windows and glazed patio doors which open to the south facing garden. There are spot lights to the ceiling, the lovely parquet effect flooring continues underfoot and doors lead to the utility and hall.



UTILITY 6'3" apx x 5'10" apx

Conveniently positioned off the kitchen is this handy utility room which has pale grey shaker style wall and base units to match the kitchen, quartz work surface and upstands, alongside space for a freestanding washing machine and tumble dryer. There is a side facing window, parquet effect flooring and a door which leads to the kitchen.

LOUNGE 16'1" apx x 9'6" apx



Beautifully presented, this lounge offers ample space for a range of furniture and has two side facing windows which allow natural light to flood in. The parquet effect LVT flooring flows through into this space and a door separates the lounge from the entrance hall.

HOME OFFICE 9'6" apx x 6'5" apx



Offering a versatile additional space, this room makes the perfect home office but would alternatively be a wonderful playroom, hobby room or snug. There are dual aspect windows looking out over the garden and green spaces, parquet effect flooring and a door which leads to the hall.

DOWNSTAIRS W.C 6'4" apx x 4'10" apx



This good sized downstairs cloakroom has space to hang coats or house a storage unit alongside being fitted with a pedestal hand wash basin with mixer tap and a low level W.C. The flooring continues through from the rest of the downstairs and a door leads to the hall.

FIRST FLOOR LANDING

Stairs rise to the L shaped first floor landing where there are doors leading to the four bedrooms, house bathroom and large store cupboard.

The store cupboard is shelved and provides an ideal place for bed linen, towels, ironing board, Hoover and alike.

BEDROOM ONE 13'0" max x 10'7" apx



Elegantly presented in neutral tones is this king size bedroom. There is a deep alcove which is the perfect place for freestanding wardrobes and a front facing window looks out over the street's green area. Doors lead to the en-suite and landing.

EN-SUITE 6'7" apx x 3'11" max



Fitted with a shower cubicle with mains fed dual head shower, pedestal hand wash basin with mixer tap and a low level W.C., this shower room is partially tiled in stylish wall and floor tiles, has spot lighting, a front facing obscure glazed window and white heated towel rail. A door leads to the bedroom.

BEDROOM TWO 11'7" apx x 9'2" apx



Positioned to the front of the house with a window overlooking the cul-de-sac is this well proportioned double bedroom. The room is nicely decorated, has plenty of space for a range of bedroom furniture and has a door which leads to the landing.

BEDROOM THREE 11'0" apx x 9'2" apx



Another double bedroom, which has again been pleasantly decorated and can accommodate a range of furniture, this room has a side facing window and door which leads to the landing.

BEDROOM FOUR 10'1" apx x 9'6" apx



This bright fourth bedroom could house a double bed if required but would alternatively be a spacious child's bedroom or study. There is attractive panelling to two walls, a useful alcove for freestanding wardrobes, a south facing window which looks out over the garden and a door which leads to the landing.

BATHROOM 7'3" apx x 6'6" apx



Comprising a contemporary three piece suite including bath with mains dual head shower over, pedestal hand wash basin with mixer tap and low level W.C., this bathroom has attractive wall tiles and complementing floor tiles, a rear facing obscure glazed window, spot lighting and a white heated towel rail. A door leads to the landing.

SIDE AND FRONT GARDENS



To one side is a lawned garden with low level shrub border which wraps around the front of the property.

MAIN GARDEN



The house boasts a pretty landscaped south facing garden. There is a flagged patio area which is perfect for outdoor furniture, pots and planters and a pathway leads from here up to a second patio area which provides space for further seating. The path also leads to a gate which opens to the driveway. A large lawned area with well stocked borders adds greenery and boundary walls and fencing fully enclose the space and create a lovely private haven.



DRIVEWAY, GARAGE AND SOLAR PANELS



A long driveway provides secluded off road parking for multiple vehicles and leads up to a single garage with up and over door, light and power. There is an EV charging point on the drive.

The property also benefits from owned solar panels.

AGENT NOTES - PAISLEY

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

PAISLEY PROPERTIES - PAISLEY

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES - PAISLEY

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

Shared area maintenance charge - £241per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway / On Street Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains / Solar panels

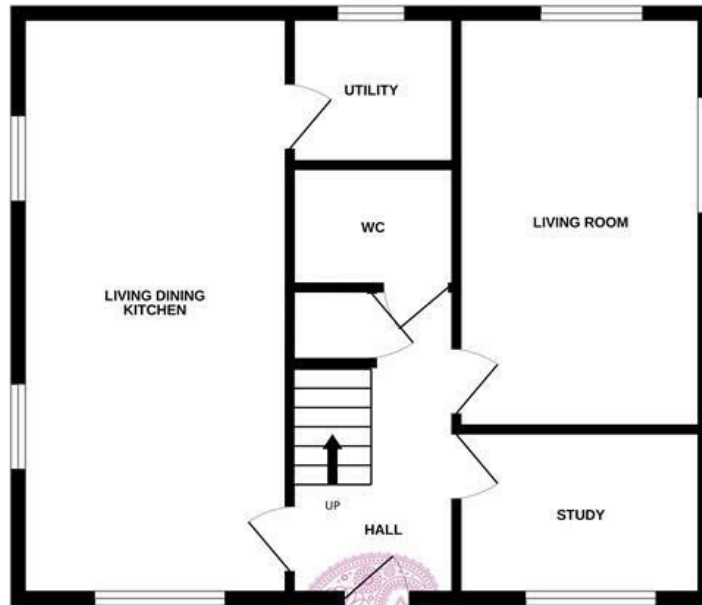
Heating Source - Mains Gas

Broadband -

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES