WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

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01924 899 870

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01977 798 844

19 Wentworth Drive, Emley, Huddersfield, HD8 9SL

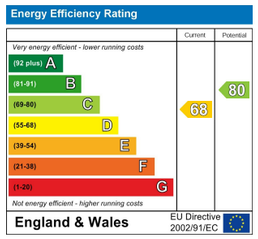
For Sale Freehold Offers In The Region Of £425,000

Situated in the semi-rural village of Emley is this beautiful four bedroom detached family home. Benefitting from two garages and four good sized rooms this property would be the perfect home for those with a growing family.

The property briefly comprises of the entrance porch leading through to the hallway. The hallway provides access to the living room, kitchen, downstairs shower room/w.c and study along with access to the first floor landing via the staircase with an under stairs storage cupboard. The good sized living room houses French doors that lead out to the larger than most conservatory. The fitted kitchen with breakfast bar leads through to the dining room with sliding doors that cover the pantry. The three piece shower room/w.c and study are also accessible via the hallway.

To the first floor landing there is access to bedroom one, of which has fitted wardrobes, bedroom two, bedroom three of which also has fitted wardrobes, bedroom four, the four piece bathroom and a storage cupboard. The property benefits from two garages, one of which is integral and the other detached. There is also further off road parking for five cars. The front of the property features lawned gardens with hedged and walled boarders alongside the paved driveway. The rear garden comprises of a paved patio area, perfect for entertaining purposes along with further lawned gardens and a gate leading to the detached garage.

Enjoying a semi rural location with local shops, which is also ideal for the commuters to surrounding areas via the motorway network, which is approximately a ten minute drive away and the nearby bus routes. Only a full internal and external inspection will fully reveal the accommodation and quality of feel throughout, therefore, we highly recommend a viewing at your earliest convenience to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES www.mortgagesolutionsofwakefield.co.uk
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

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

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE PORCH
8'7" x 4'0" (2.63m x 1.23m)
Composite front entrance door. UPVC double glazed windows to the front and side, UPVC door with UPVC double glazed frosted window panes leading into the hallway.

HALLWAY
12'11" x 9'10",246'0" max x 6'6",259'2" min (3.94m x 3,75m max x 2,79m min)
Timber framed doors leading to an understairs cupboard, living room, kitchen, downstairs shower room/w.c and study. Staircase leading to the first floor landing.

LIVING ROOM
22'3" x 10'9" (6.8m x 3.28m)
Central heating radiator, UPVC double glazed bay window to the front aspect, UPVC double glazed French doors into the conservatory, gas fire with marble hearth and surround as well as a wooden mantle.

CONSERVATORY
16'7" x 13'5" (5.07m x 4.11m)
UPVC double glazed windows with stained glass panes, double French doors leading out onto the patio area, two central heating radiators.

KITCHEN
17'11" x 8'9" (5.47m x 2.68m)
UPVC double glazed window to the rear, central heating radiator, range of wall and base wooden work surfaces, tiled splashback, electric oven, space and plumbing for under counter washing machine and tumble dryer, integrated fridge freezers, integrated dishwasher, stainless steel sink and drainer with mixer tap, coving to the ceiling.

DINING ROOM
12'2" x 9'5" (3.72m x 2.88m)
Central heating radiator, UPVC double glazed window to the rear, composite door leading to the rear garden and sliding door into a pantry area. Coving to the ceiling.

SHOWER ROOM/W.C.
7'8" x 5'3" (2.34m x 1.61m)
Low flush w.c., wall mounted basin with mixer tap and a shower cubicle with shower screen and shower attachment. LED spotlights, tiled walls and floor. Chrome ladder central heating radiator.

STUDY
8'4" x 14'11" max x 9'10" min (2.56m x 4.56m max x 3.02m min)
Central heating radiator, UPVC double glazed window to the front.

FIRST FLOOR LANDING
Doors leading to four bedrooms, family bathroom/w.c. and a storage cupboard. Central heating radiator and a UPVC double glazed window to the front. Access to the loft.

BEDROOM ONE
11'8" x 14'2" (3.56m x 4.32m)
Central heating radiator and a UPVC double glazed window to the front, coving to the ceiling and built in wardrobes.

BEDROOM TWO
11'7" x 8'8" (3.55m x 2.65m)
Central heating radiator and UPVC double glazed window to the front, coving to the ceiling.

BEDROOM THREE
10'5" x 10'7" (3.19m x 3.24m)
Central heating radiator, UPVC double glazed window to the front, dado rail and coving to the ceiling.

BEDROOM FOUR
10'5" x 8'8" (3.19m x 2.65m)
Central heating radiator and UPVC double glazed window to the rear elevation. Coving to the ceiling.

BATHROOM/W,.C.
9'9" x 9'6" max x 6'8" min (2.98m x 2.9m max x 2.04m min)
Chrome ladder central heating radiator, UPVC double glazed frosted window to the rear, bath, pedestal wash basin with mixer tap, low flush w.c., separate shower cubicle with electric shower and shower screen. Framed door leading to the airing cupboard,. Fully tiled.

INTEGRAL GARAGE
Power, light, up and over door.

OUTSIDE
To the front of the property there is a paved driveway providing parking for three cars and leading to the integral garage, walled and hedged borders, lawned garden with trees and paved steps leading to the front door. Access via a gate to the rear of the property. To the rear there is a paved patio area, lawned garden with surrounded planted borders. Timber fenced surround and walls, hedged surround and a gate at the rear providing access onto the driveway area leading to a detached single garage with light, up and over door.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The village has a community centre with various ongoing activities, there is local pub, and also a sports bar. The local football and cricket clubs have excellent playing and practicing facilities. Emley Millennium Green with views to over 100 square miles of the South Yorkshire Pennines is a five-minute off-road walk away. "

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

COUNCIL TAX BAND
The council tax band for this property is E

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.