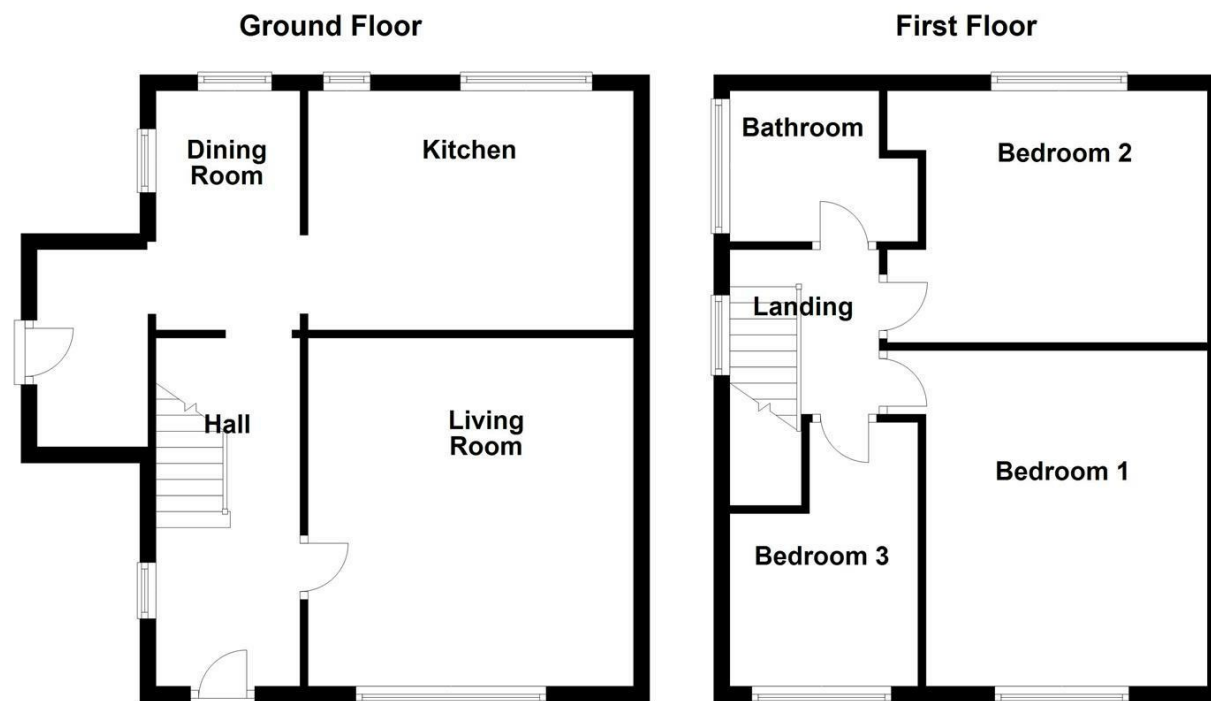




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



### 13 Savile Street, Emley, Huddersfield, HD8 9RX

**For Sale Freehold £230,000**

Occupying a fantastic corner plot is this well presented three bedroom semi detached property benefitting from driveway parking and extensive rear garden.

The property briefly comprises of the entrance hall, living room, kitchen and dining room. To the first floor there are three bedrooms and family bathroom/w.c. Externally there is driveway parking to the front and to the rear there is an attractive generously proportioned garden with patio seating, low maintenance lawn and plenty of storage.

Situated in Emley, the property is ideally located with idyllic countryside surrounding and is only a short drive away from surrounding towns for those looking to commute further afield.

Done to a high standard, the property is ready to move into and a viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

**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.

**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**  
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 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

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



## ACCOMMODATION

### ENTRANCE HALL

Central heating radiator, UPVC double glazed window to the side and access to the living room and dining room.



### LIVING ROOM

14'1" x 13'2" [4.30m x 4.03m]

UPVC double glazed window to the front elevation, central heating radiator and an open brick fireplace with original wood look burner.



### KITCHEN

13'3" x 9'9" [4.04m x 2.99m]

Modern fitted kitchen with an array of wall and base units for storage with black laminate work tops, space for a Range cooker with tiled splash back and cooker hood. Space for an American style fridge/freezer, space for a washing machine, space for a dryer and spotlights to the ceiling. Two UPVC double glazed windows to the rear elevation and central heating radiator.

### DINING ROOM

9'2" x 5'10" [2.81m x 1.79m]

UPVC double glazed frosted windows to the rear and side, space for a dining table and chairs and tiled floor. Access to the side extension with door to the rear garden and space for a washer/dryer and the boiler.

## FIRST FLOOR LANDING

### BEDROOM ONE

13'8" x 11'2" [4.18m x 3.41m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

10'3" x 11'5" [3.13m x 3.50m]

UPVC double glazed window to the rear elevation, built in storage cupboard to the side and central heating radiator.



### BEDROOM THREE

6'11" x 10'10" [max] [2.13m x 3.32m [max]]

UPVC double glazed window to the front, central heating radiator and built in storage cupboard over the eaves.

### BATHROOM/W.C.

6'4" x 7'8" [max] [1.94m x 2.34m [max]]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising inset waterfall shower over the bath with hand held attachment, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, fully tiled walls and spotlights to the ceiling.

### OUTSIDE

The property occupies a fantastic corner plot, to the front there is driveway parking with ample space for two-three

cars, an Indian stone flagged walkway with storage to the side. To the rear there is an Indian stone flagged patio seating area with fire burner and seating. Pebbled steps lead up to the low maintenance lawn with a bush and shrubbery borders. There is space for two/three storage sheds with side gated access to the front.



### SOLAR PANELS

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.

### EPC RATING

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