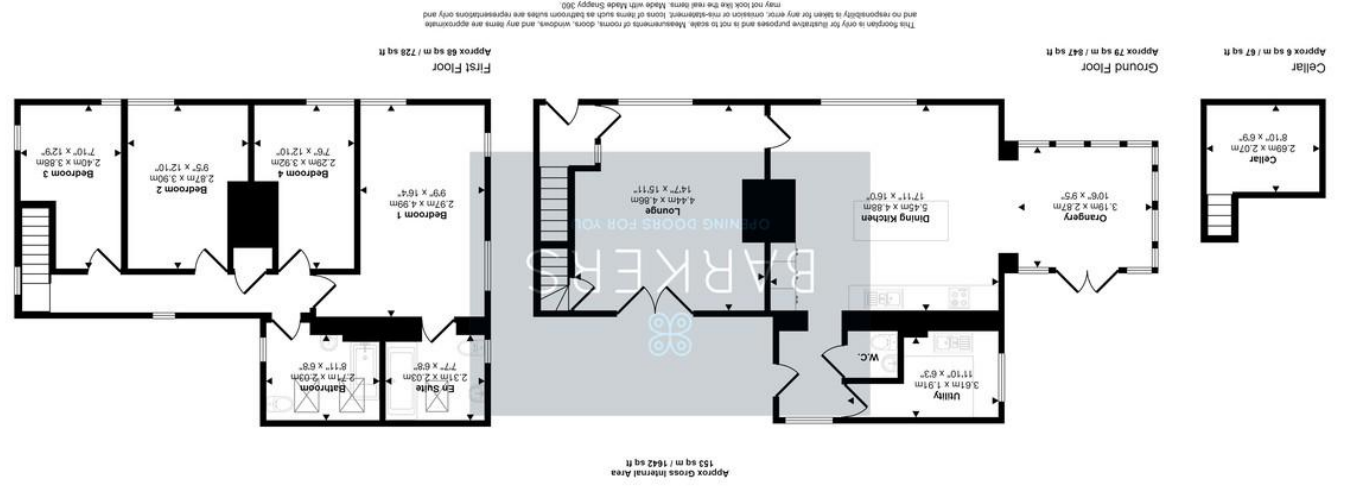


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BARKERS  
Select Collection



164 Scholes Lane  
Scholes, BD19 6LX  
Asking Price £540,000

- STUNNING DETACHED RESIDENCE
- HIGHLY SOUGHT AFTER LOCATION
- QUALITY FIXTURES & FITTINGS THROUGHOUT
- ENTRANCE HALL, LOUNGE
- DINING KITCHEN, ORANGERY
- UTILITY ROOM & CLOAKS/W.C.
- BASEMENT CELLAR
- FOUR DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- DRIVEWAY & GARDENS





# Full Description

## DESCRIPTION

Occupying a prominent position in this highly regarded location is this stunning four bedroomed detached residence which has recently undergone a complete renovation by the current owner with quality fixtures and fittings throughout. This beautiful family home boasts a wealth of character and character features and must be viewed to be appreciated. Situated within easy reach of excellent local schools, amenities and transport links including Brighouse and Huddersfield railway stations, allowing easy access to Leeds and Manchester. Junction 26 of the M62 motorway network is also just a short drive away making it ideal for commuters. This spacious family home offers living accommodation on the ground floor: entrance hall, lounge, dining kitchen, orangery, utility room, cloak/W.C., basement cellar. To the first floor are four double bedrooms, en-suite shower room to the master bedroom and family bathroom. To the rear of the property is a gravel driveway with gardens and large wrap around patio area with gardens.

## ENTRANCE HALL

Part glazed external door leading into the entrance hall with wood effect flooring, stairs leading to the first floor landing and door leading into lounge.

## LOUNGE

14' 7" x 15' 11" (4.44m x 4.85m)

Featuring a stone fireplace, beams to the ceiling, French doors leading out into the garden, door leading to cellar.

## CELLAR

8' 10" x 6' 9" (2.69m x 2.06m)

The cellar is fully tanked and has laminate flooring.

## DINING KITCHEN

17' 11" x 16' 0" (5.46m x 4.88m)

Fitted with modern wall and base units with complementary work surfaces, ceramic sink with mixer tap, five ring induction hob with an extractor over and a built in electric oven. Under unit lighting, integrated fridge/freezer, integrated dishwasher, ceiling spotlights, beams, island with cupboards and seating, feature stone fireplace, archway into Orangery.

## ORANGERY

10' 6" x 9' 5" (3.2m x 2.87m)

With wood effect flooring, French doors into the garden.

## UTILITY ROOM

11' 10" x 6' 3" (3.61m x 1.91m)

Fitted with wall and base units, complementary work surfaces, stainless steel sink with pull out mixer tap, cupboard housing newly fitted boiler, plumbing for automatic washing machine, space for tumble dryer, laminate flooring, ceiling spotlights.

## CLOAKS/WC

Fitted with two piece suite comprising low flush WC, inset hand wash basin with vanity unit, chrome towel rail, illuminated LED mirror touch screen, laminate flooring.

## FIRST FLOOR LANDING

Stairs leading to the first floor landing with doors leading off into four bedrooms and house bathroom, feature beams, storage cupboard.

## BEDROOM ONE

9' 9" x 16' 4" (2.97m x 4.98m)

Double bedroom, beams to ceiling, three windows offering plenty of natural light, door to en-suite.



## EN-SUITE BATHROOM

7' 7" x 6' 8" (2.31m x 2.03m)

Fitted with three piece ivory suite comprising low flush WC, inset hand wash basin with vanity unit, walk in double shower with rainwater shower head, heated chrome towel rail, LED touch screen mirror, ceiling spotlights, laminate flooring, velux window.

## BEDROOM TWO

9' 5" x 12' 10" (2.87m x 3.91m)

Double bedroom with loft access.

## BEDROOM THREE

7' 10" x 12' 9" (2.39m x 3.89m)

Double bedroom with ceiling beams.

## BEDROOM FOUR

7' 6" x 12' 10" (2.29m x 3.91m)

Double bedroom.

## FAMILY BATHROOM

8' 1" x 6' 8" (2.46m x 2.03m)

Fitted with modern three piece ivory suite comprising low flush WC, inset hand wash basin with vanity unit, panelled bath with shower over, glass screen and a rainwater shower head. LED touch screen mirror, ceiling spotlights, laminate flooring and two velux windows.

## EXTERIOR

To the front of the property there is a traditional solid oak porch, complementary mullion windows and a planted area, featuring solid oak porch with cream windows.

To the rear of the property is a pebbled parking space, stone paved patio area with mature hedging trees and shrubs.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: D

