



Heritage Court, Scissett Huddersfield HD8 9WN

welcome to

Heritage Court, Scissett Huddersfield

IMMACULATE TWO BEDROOM END TERRACE, WITH FIVE YEARS OF NHBC REMAINING. SITUATED IN THE POPULAR VILLAGE OF SCISSETT, WITH AMENITIES CLOSE BY. DRIVEWAY TO FRONT FOR TWO CARS AND AN ATTRACTIVE REAR GARDEN. FURTHER ENHANCED WITH CLOAKROOM, EN SUITE TO EACH BEDROOM.

Summary

Impressive two bedroom end terrace located on a cul de sac position, suitable for a downsize or professionals. Set in the heart of Scissett, and perfectly placed for access to amenities and local bus routes. The property is perfectly placed for commuting networks, well regarded schooling and beautiful countryside walks. Briefly comprises of:- entrance lobby, cloakroom, lounge, dining kitchen. To first floor are two bedrooms, both with en suite. Externally to the front is a driveway to accommodate two cars. With an attractive enclosed rear garden incorporating a paved seating area ideal for al fresco dining.

Accommodation

Entrance Lobby

Enter through modern composite door, carpeted floor covering. Space to hang coats and store shoes.

Cloakroom

Modern spacious cloakroom with laminate floor covering. white semi pedestal wash hand basin with contrasting WC. Extractor and Radiator.

Lounge

17' 10" max x 11' 2" max (5.44m max x 3.40m max)
Neutrally decorated carpeted spacious lounge, with double glazed window to front aspect. Door to useful understairs storage. Carpeted staircase leading to first floor.

Dining Kitchen

14' 10" x 8' 6" plus wall unit (4.52m x 2.59m plus wall unit)
Modern gloss kitchen with a good range of wall and base units, incorporating double oven, Aeg gas hob, with extractor over and stainless steel splash back.

Fridge freezer, and plumbing for washer/dryer, also housing the boiler. Plenty of natural light floods in from the double glazed window to rear aspect with double glazed French doors leading onto the garden.

First Floor

Carpeted staircase leading from the lounge. Loft access with pull down ladder.

Bedroom One

12' 1" x 8' 10" plus robes (3.68m x 2.69m plus robes)
Light and airy double carpeted bedroom, that is neutrally decorated. Further complimented by built in modern sliding wardrobes. Double glazed window to front aspect. Radiator.

En Suite

Modern three piece white suite. Bath with shower over, semi pedestal wash hand basin and WC. Partial tiled walls with laminate style floor covering. Chrome style radiator.

Bedroom Two

10' 3" x 11' 2" (3.12m x 3.40m)
Spacious carpeted double bedroom with double glazed window to rear aspect, over looking the garden. Door opening to useful storage. Radiator.

En Suite

Modern white three piece suite, with shower cubicle, semi pedestal wash hand basin and WC. Laminate style floor covering. Obscured double glazed window to rear aspect. Chrome style ladder radiator.

External

To the front of the property is parking for two vehicles. To the rear is an attractive enclosed



garden, with majority laid to lawn, attractive plants, paved seating area. making this the ideal space for al fresco dining in those summer months.



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Heritage Court, Scissett Huddersfield

- Modern End Terrace Property
- Two Bedrooms
- En suites To Both Bedrooms
- Driveway
- Attractive Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

£230,000

directions to this property:

Leave Holmfirth via Station Road and proceed up the hill and down into the village of New Mill. At the crossroads bear second left on to Penistone Road signposted Barnsley. At the staggered junction continue forward on to Barnsley Road the A635 again signposted Barnsley. Continue forward onto the A636 signposted Wakefield, Denby Dale, M1. Upon entering Scissett turn left just before Scissett baths on to the Oxley Park development and right on to Sunnymead, and then left onto



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.focalagent.com

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Property Ref:
HMF108026 - 0003

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