



Willow Gardens, Scissett Huddersfield HD8 9UY

welcome to

Willow Gardens, Scissett Huddersfield

LUXURIOUSLY APPOINTED DETACHED RESIDENCE AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND DOUBLE GARAGE LOCATED ON THIS POPULAR DEVELOPMENT IN THE VILLAGE OF SCISSETT WITH FAMILY AMENITIES AND SCHOOLING WELL CATERED FOR.

Summary

Fabulous executive style detached residence perfect for todays modern family lifestyle and offered in move in condition. The generous four double bedroom accommodation briefly comprises: entrance hall, cloaks w/c, living room, dining kitchen opening into splendid garden room, study, utility, aforementioned first floor bedroom, master boasting en suite facilities, and the house bathroom. Externally enclosed gardens further enhance the property whilst there is access to a double garage with double driveway. The position of the property offers access to many local amenities, highly regarded schooling and ease of access to major routes for the commuter.

Accommodation

Entrance Hall

Fitted with a high quality laminate floor covering and having a central heating radiator, double glazed obscure window to front aspect and staircase ascending to the first floor.

Living Room

16' 9" x 11' 9" (5.11m x 3.58m)

A sizeable reception room ideal for relaxing with the focal point being the log effect living flame fire and surround. There is a central heating radiator and the room is double glazed to front aspect.

Study/ Home Office

9' 7" x 9' 5" (2.92m x 2.87m)

Ideal for the home worker or as an occasional fifth bedroom and having a central heating radiator and double glazed window to front aspect.

Cloaks/W.C

Modern white suite comprising of low flush w/c, wall hung hand washbasin with a laminate floor

covering, complementary tiled surrounds, inset ceiling lighting and double glazed obscure window.

Dining Kitchen

21' 2" max x 13' 10" (6.45m max x 4.22m)

A fabulous room that opens into the garden room that will be the hub of the home with the kitchen being fitted with a stylish range of wall and base units with quartz worksurfaces incorporating a twin sink and drainer unit with mixer tap. Appliances include the six burner gas hob with extractor hood, electric oven, integral oven and two fridge freezers whilst the room also has a breakfast bar, inset ceiling lighting, a laminate floor covering useful understairs storage and is double glazed to rear.

The room open into:

Garden Room

11' 10" x 11' 5" (3.61m x 3.48m)

Again a splendid addition to the property and perfect when entertaining or relaxing overlooking the garden. The room has a continuation of the floor covering, a contemporary style log burner, angled ceiling with natural light flooding through the room via the skylights and double glazing to side aspects with French style doors leading out to the rear garden.

Utility Room

9' 5" x 5' 5" (2.87m x 1.65m)

Boasting a range of wall and base units with complementary worksurfaces the room has a sink and drainer unit, plumbing for the washing machine, inset ceiling lighting, a laminate floor covering and door leading out into the rear garden.

First Floor Bedroom One





13' 6" to robe x 11' 9" (4.11m to robe x 3.58m)

The principle bedroom affords ample space for freestanding furniture and the room has fitted wardrobes, a central heating radiator and is double glazed to front aspect.

En Suite

Fitted with a double shower, white low flush w/c and wall hung hand washbasin, tiled surrounds, chrome effect heated rail ladder and double glazed obscure window.

Bedroom Two

15' 4" x 9' 2" (4.67m x 2.79m)

A sizeable guest room with fitted wardrobes, a central heating radiator and double glazed window to rear aspect.

En Suite

Fitted with a double shower, white low flush w/c and wall hung hand washbasin, tiled surrounds, chrome effect heated rail ladder and double glazed obscure window.

Bedroom Three

11' 9" x 9' (3.58m x 2.74m)

The third double bedroom this one having fitted wardrobes, a central heating radiator and double glazed window to rear elevation.

Bedroom Four

9' 8" x 9' 5" to robe (2.95m x 2.87m to robe)

The final double bedroom also has fitted wardrobes, central heating radiator and double glazed window to rear aspect.

House Bathroom

Stylish white suite comprising of low flush w/c, wall mounted hand washbasin and paneled bath with overhead shower unit and screen. There are complementary tiled surrounds and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

External

To the front of the property is a double width driveway leading to the double garage. The garage has an electric door, power and lighting. The enclosed, low maintenance rear gardens are perfect for young children, or dining al fresco, having artificial turf, paved patio area and raised flower beds with an array of plants and shrubs.



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welcome to

Willow Gardens, Scissett Huddersfield

- Modern Four Bedroom Detached House
- Four Double Bedrooms- Master En Suite- All With Fitted Wardrobes
- Approx 2000 sq feet inc Garage
- Attractive Gardens/Double Garage
- Village location

Tenure: Freehold EPC Rating: B

guide price

£500,000

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 Holly Road then left onto Willow



Ground Floor



First Floor

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:
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