



Saville Street, Scissett Huddersfield HD8 9JH

welcome to

Saville Street, Scissett Huddersfield

FORMERLEY TWO COTTAGES THIS SPACIOUS END TERRACED COTTAGE AFFORDS VAST POTENTIAL AND AFFORDS THREE DOUBLE BEDROOM ACCOMMODATION ALONG WITH GARDENS, GARAGE AND PARKING. CENTRALLY LOCATED IN THE VILLAGE OF SCISSETT.

Summary

This home is a generous end terraced cottage which is a double fronted back-to-back property, boasting vast potential for the discerning purchaser. Formerley two properties the property currently affords three double bedroom accommodation that could easily be returned to the two separate cottages if required. Externally the property is enhanced by garden areas whilst there is also off street parking and a garage that is also in need of renovation. Set away from the main thoroughfare yet having local amenities close at hand along with well regarded schooling the property has ease of access to major routes and the motorway network.

Accommodation

Entrance Hall

There is a central heating radiator and staircase ascending to the first floor.

Dining Kitchen

16' 10" x 14' 9" (5.13m x 4.50m)

A sizeable room which has extensive scope to modernise the kitchen and adapt the layout. With the kitchen having a range of wall and base units with roll edge worksurfaces incorporating a stainless steel sink and drainer unit. There are complementary tiled surrounds, a cooker point, plumbing for washing machine, various wall light points and the door leads to the useful cellar. The room has ample space for freestanding dining furniture and a double glazed window to the front aspect provides a good deal of natural light. Radiator.

Living Room

15' 9" x 15' (4.80m x 4.57m)

Another well proportioned room, There are two central heating radiators and a double glazed window to front aspect. A door also leads to the

second entrance hall.

First Floor Landing

Built in storage at the top of the stairs. Doors lead to the following rooms:

Bedroom One

15' x 9' 8" (4.57m x 2.95m)

A fabulous double room with central heating radiator and double glazed to front aspect.

Bedroom Two

12' x 9' 9" max (3.66m x 2.97m max)

A second double room with storage cupboard, radiator and double glazed to front aspect.

Bedroom Three

11' 9" x 8' 3" (3.58m x 2.51m)

A third and final double room, this one having fitted wardrobes, built in storage cupboard, a radiator and again being double glazed to front aspect.

House Bathroom

11' 6" max x 9' 8" (3.51m max x 2.95m)

The bathroom has a white low level w/c, vanity style hand washbasin and panelled bath with shower attachment. There is a heated chrome effect rail ladder, radiator, double glazed obscure window and two storage cupboards, one being a full floor to ceiling cupboard providing ample storage.

External

The front of the property is mainly laid to lawn whilst there is a further garden area just waiting to be cultivated and sitting riverside. There is a useful outbuilding for storage and a garage that does require updating. Parking is adjacent to the property with potential to create more if required.





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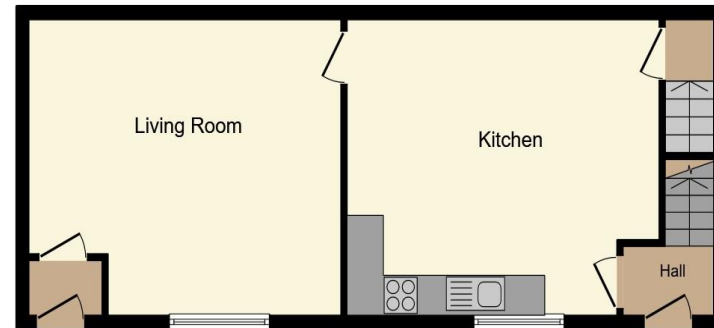
- End Terraced Residence
- Three Double Bedrooms
- Off Street Parking
- Gardens
- Village Location

Tenure: Freehold EPC Rating: C
Council Tax Band: B

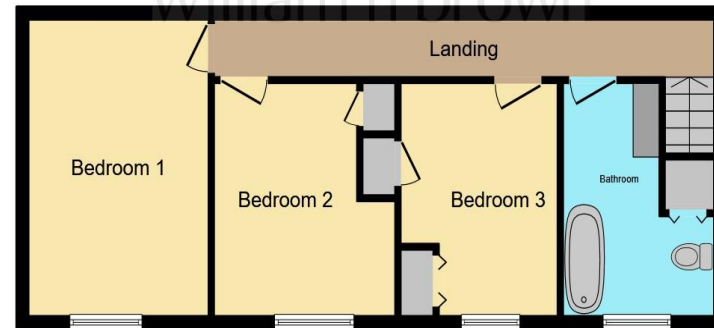
£175,000

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 veer 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. Proceed into the village of Scissett and turn right onto Water Street where the property can be found at the end of the road.



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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