



Pilling Way, Scissett Huddersfield HD8 9WG

welcome to

Pilling Way, Scissett Huddersfield

STYLISHLY 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, study, utility, aforementioned first floor bedroom, two of them 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 to surrounding commercial centre such as Leeds, Manchester and Sheffield.

Accommodation

Entrance Hall

On entry there is laminate floor covering, central heating radiator and double glazed obscure window to front aspect. Doors lead to the following rooms:

Cloaks/W.C

Fitted with a white low flush w/c and hand washbasin with a continuation of the floor covering, radiator and double glazed obscure window.

Living Room

17' x 11' 10" (5.18m x 3.61m)

A well proportioned reception room ideal for relaxation with a central heating radiator and double glazed to front aspect with window shutters.

Study/Playroom

9' 9" x 9' 5" (2.97m x 2.87m)

A room ideal for the home worker or could be utilised as a ground floor bedroom where required. There is a central heating radiator and shutters on the double glazed window.

Dining Kitchen

21' 1" max x 11' 10" to units (6.43m max x 3.61m to units)

A fabulous room ideal for family gatherings or when entertaining. It has a modern range of wall and base units with marble effect worksurfaces incorporating a twin sink and drainer unit with mixer tap. Appliances include the stainless steel five burner hob with extractor hood, electric oven, integral dishwasher, twin fridge freezer and the room is complemented by the laminate floor covering, inset ceiling lighting, understairs storage area. There is a central heating radiator and is double glazed to rear aspect with French style doors leading to the rear garden.

Utility

9' 5" x 5' 2" (2.87m x 1.57m)

Additional base units with worksurfaces incorporating a sink unit with mixer tap. There is plumbing for the washing machine, a central heating radiator and boiler and a door leading to the rear of the property.

First Floor Bedroom One

13' 5" to robe x 11' 10" (4.09m to robe x 3.61m)

The principle suite is well presented with fitted wardrobes, a central heating radiator and double glazed to front aspect.

En Suite

Modern white suite comprising of low flush w/c and wall mounted hand washbasin with double step in shower having rainfall unit. There are complementary tiled walls and floor covering, chrome effect heated rail ladder, inset ceiling lighting and a double glazed obscure window.





Bedroom Two

15' 3" max x 9' 4" (4.65m max x 2.84m)

The perfect guest room or teenagers suite having fitted wardrobes, central heating radiator and double glazed window to rear aspect.

En Suite

Contemporary white low flush w/c, wall mounted hand washbasin and step in double shower with rainfall unit. The room has tiled walls and floor covering, a chrome effect heated rail ladder and double glazed obscure window.

Bedroom Three

11' 8" x 9' (3.56m x 2.74m)

The third double bedroom has a central heating radiator and is double glazed to rear aspect.

Bedroom Four

11' 6" max x 9' 9" (3.51m max x 2.97m)

The final bedroom, also of double proportions has a central heating radiator and is double glazed to rear aspect.

House Bathroom

Another contemporary style suite with white low flush w/c, wall mounted hand washbasin and panelled bath with overhead shower unit and screen. There are tiled walls and floor covering, a chrome effect heated rail ladder and a double glazed obscure window.

External

There is a double width driveway and access to the double garage. The garage has an up and over door and there is an EV charger and power and lighting. The rear garden is ideal for a young family or simply relaxing and is timber fenced with a lawned area and two paved patios plus an array of plants and shrubs.



check out more properties at williamhbrown.co.uk



welcome to

Pilling Way, Scissett Huddersfield

- Four generous double bedrooms, two with en-suite bathrooms
- Versatile home office/playroom
- Attractive garden with paved patio area
- Executive-style detached residence
- Within the catchment area of highly sought-after schools

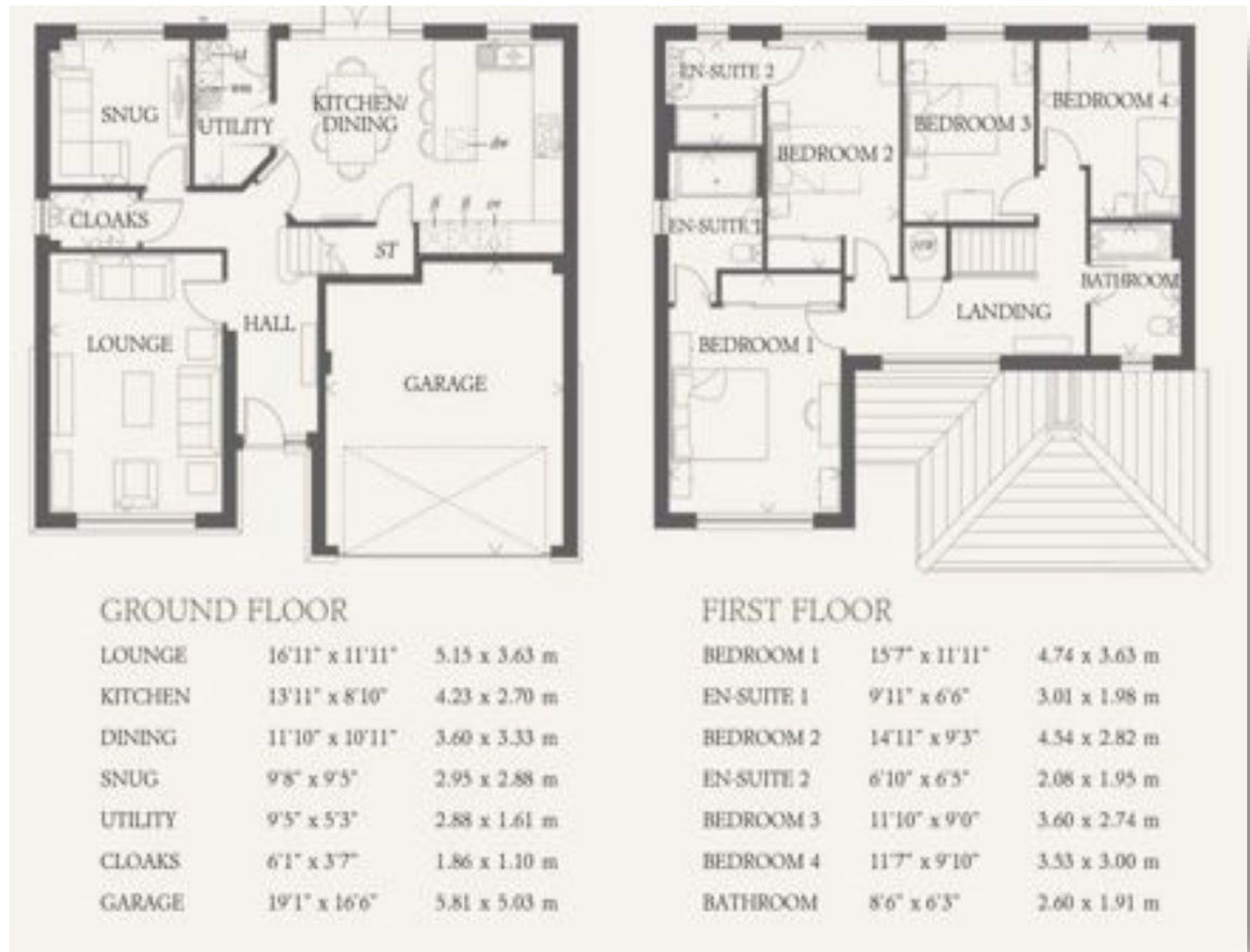
Tenure: Freehold EPC Rating: B

Council Tax Band: F

£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. Once in the village of Scissett turn left into Pennine Rise and proceed up to Pilling Lane. Cross Pilling Lane onto Pilling Way where the



check out more properties at williamhbrown.co.uk



Property Ref:
HMF108509 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk