



**Park Gate Court, Scissett Huddersfield HD8 9UZ**

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## Park Gate Court, Scissett Huddersfield

IMPRESSIVE FOUR BEDROOM DETACHED EXECUTIVE PROPERTY SET IN A PRIME POSITION ON THIS HIGHLY DESIRABLE CUL DE SAC. FURTHER ENHANCED BY AN EXTENDED DINING KITCHEN, FORMAL DINING ROOM, UTILITY ROOM, CLOAK ROOM, ENSUITE. DOUBLE DRIVEWAY LEADING TO DETACHED DOUBLE GARAGE. FABULOUS WELL MANICURED GARDEN

### Summary

Impressive detached residence set in a prime position on this tree lined highly sought-after development on Langley Grange built in 2021 and is still within 10 year NHBC warranty. The home has upgraded fixtures and fittings by the current owners. An extension to the rear completes the superb open plan kitchen, dining and seating area, taking in the spacious manicured garden with woodland aspect beyond. This generous four double bedroom accommodation briefly comprises: entrance hallway, cloaks w/c, lounge, dining room, dining kitchen opening into splendid garden room and utility room. To the first floor are four double bedrooms, master bedroom with ensuite, guest bedroom with ensuite, and house bathroom. Externally there is a perfectly manicured extensive garden that has been landscaped to take in the Summer sun, and enjoy al fresco dining. Double driveway leads to detached double garage with a high pitched roof, which is ideal for storage. 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 Hallway

Enter into this spacious hallway with high quality LVT herringbone floor covering. Door access into storage cupboard.

#### Lounge

21' 4" x 12' 5" ( 6.50m x 3.78m )

This sizeable reception room is ideal for relaxing, with plenty of natural light flooding in from the dual aspect windows.

#### Dining Room

13' 7" x 11' Including Bay ( 4.14m x 3.35m Including Bay )

This spacious second reception room which is currently a formal dining room. However, this room offers flexibility for a growing family. Plenty of natural light flooding in from the bay window to front aspect.

#### Dining Kitchen

23' 7" x 21' 11" ( 7.19m x 6.68m )

This stunning open plan extended dining kitchen with garden room really is the hub of this fabulous family home. With a continuation of the herringbone LVT floor covering. Inset down lights to ceiling and velux windows to the garden room. The kitchen area has a high quality shaker style kitchen, with an extensive range of wall and base units, further enhanced by Siemens integral appliances, including double oven, induction hob, microwave, dual fridge and freezer, and a dishwasher. Further enhanced by Silestone worktops. There is attractive lighting to both under unit and plinth. There is ample room to accommodate a sizeable dining table. With double doors leading into the lounge. The garden room overlooks the fabulous garden with a woodland aspect beyond. The garden can be directly accessed through double sliding patio doors."

#### Utility Room

This spacious utility with a continuation of the herringbone LVT floor covering and inset down lights to ceiling. Continuing on from the kitchen, there is Silestone worksurface, a stainless steel sink and matching shaker-style wall and base units, one of which houses the Ideal boiler. Plumbing for washing machine and space for tumble dryer. Double glazed composite door giving access to side.

#### Cloakroom

Modern white cloakroom, Sottini fittings with wall





hung sink and low flush WC. Complimented by tiled floor covering and walls half-tiled to wall and floor. Inset down lights to ceiling. Extractor Fan.

### **First Floor**

Carpeted staircase ascending to first floor landing. With storage cupboard with shelving and airing cupboard housing hot water cylinder, with useful storage for bed linen. Loft access with power.

### **Master Bedroom**

15' 5" x 14' 6" plus robes ( 4.70m x 4.42m plus robes ) This spacious beautifully presented double bedroom, which has been decorated in neutral tones with plenty of natural light flooding in from the bay window to front aspect. Boasting contemporary built in mirrored wardrobes. Inset down lights ceiling. Giving access to en suite.

### **En Suite**

Luxurious ensuite, with Sottini fittings, including vanity sink with high gloss storage, low flush WC, large Chrome ladder-style towel radiator, walk in shower with rainfall and additional handset. Inset down lights to ceiling. Fully tiled walls and floor. Extractor fan.

### **Bedroom Two**

11' 5" plus robes x 11' 3" ( 3.48m plus robes x 3.43m ) Spacious double bedroom, with a bank of contemporary fitted wardrobes. Window to rear aspect overlooking the well manicured garden.

### **En Suite**

Contemporary en suite with Sottini fittings, double shower, with rainfall shower head. Gloss vanity sink, with storage, low flush WC. Chrome ladder-style towel radiator. Inset down lights. Fully tiled, walls and floor. Extractor Fan.

### **Bedroom Three**

12' 6" x 10' 2" ( 3.81m x 3.10m ) Spacious double bedroom with window to rear

aspect.

### **Bedroom Four**

10' 9" x 8' 11" ( 3.28m x 2.72m ) Spacious bedroom, with fitted sliding wardrobes. Window to front aspect.

### **House Bathroom**

Luxurious white house bathroom suite, fitted with Sottini fittings. Bath with shower handset, vanity sink and low flush WC. Complimented by floor and wall tiles. Inset down lights to ceiling. Extractor fan.

### **External**

To the front of the property is a double driveway leading to detached double garage with electric doors and composite side door leading into the garden. Further benefiting from storage into apex. To the rear is this well manicured sizeable garden that has been thoughtfully landscaped by the current owners to create beautiful seating areas to take in the Summer sun. Boasting ambient outside lighting and lighting into the soffits, three double outside sockets and an outside tap. To the rear of the garage is a gravel path and storage area, leading to raised vegetable beds and fruit trees. From here, a further path extends onto a wider patio leading onto the lawned garden which wraps around the back of the property area and includes an attractive Pergola. A lower path, leading from the side of the house, connects to the lower garden and a patio area. This can also be accessed by steps from the main patio. Very private and ideal for relaxing and enjoying the woodland outlook the property benefits from.



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## Park Gate Court, Scissett Huddersfield

- Executive four-bedroom detached house
- Two En Suite shower rooms
- Fitted Wardrobes to Three Bedrooms
- Cloakroom and utility
- Superb Extended Open Plan dining kitchen into Garden Room

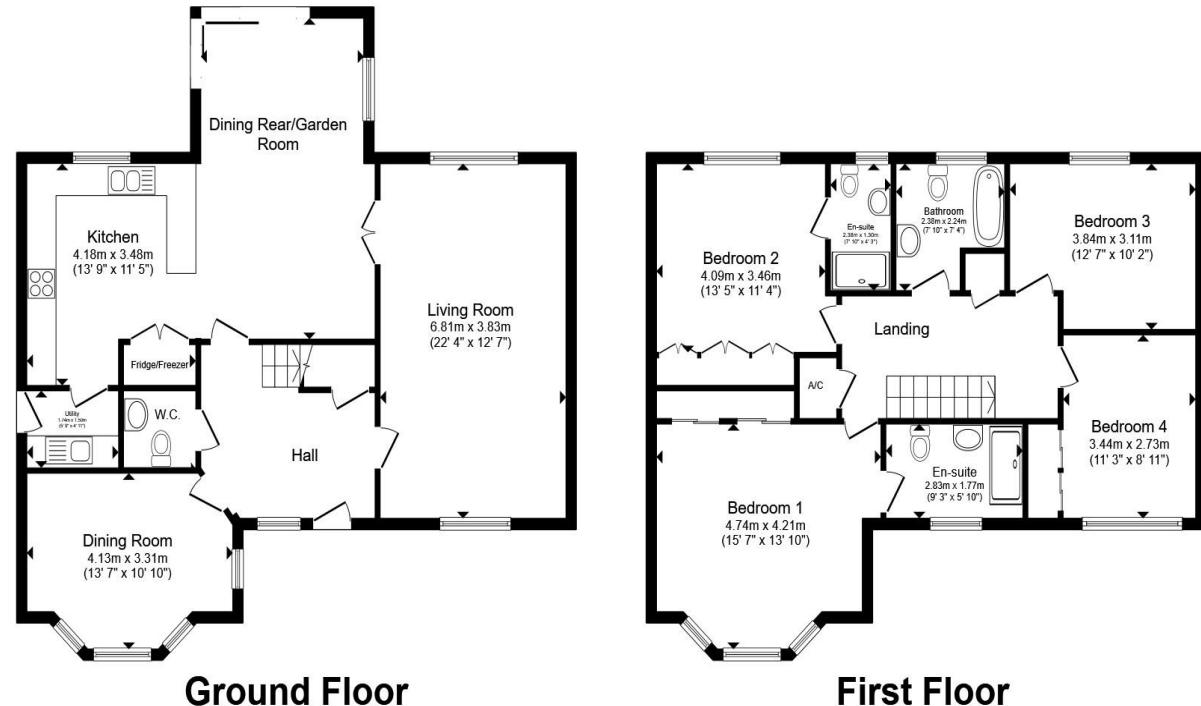
Tenure: Freehold EPC Rating: B

Council Tax Band: F

# £650,000

### 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 onto Pennine Way just after passing the Scissett CE Academy. At the crossroads, continue straight ahead



Total floor area 174.6 m<sup>2</sup> (1,880 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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