



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.



The property is located in Scissett, a village in West Yorkshire. It is 14 km south east of Huddersfield and 16 km north west of Barnsley. Scissett sits centrally between the villages of Clayton West, Skelmanthorpe and Denby Dale on the A636 road to Wakefield. A bus service is also operated locally.

Summary

Accommodation

Entrance Hall

Lounge

16' 9" x 11' 8" (5.11m x 3.56m)



Study/ Home Office

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

Cloaks/W.C

Dining Kitchen

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



Garden Room

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

Utility Room

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

First Floor

Master Bedroom

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



En Suite

Bedroom Two

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

En Suite

Bedroom Three

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

Bedroom Four

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



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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

Council Tax Band: F

£515,000



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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 Gardens. Follow the road around to the right where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
HMF108768 - 0007

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.

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