



cornerstone
ESTATE AGENTS

Pennine Rise
Scissett, Huddersfield



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Offers In Excess Of £280,000

THIS GENEROUS DETACHED DORMA BUNGALOW IS LOCATED ON A DESIRABLE DEVELOPMENT CLOSE TO EXCELLENT AMENITIES AND SCHOOLING WHILST ALSO BEING WITHIN CLOSE PROXIMITY TO BEAUTIFUL BRIDAL PATH WALKS IN OPEN COUNTRYSIDE.

PORCH An ideal space to store outdoor footwear before entering the home, this bright and spacious porch then has the main door opening into the hallway.

HALLWAY Decorated in neutral tone the hallway has the staircase which rises to the 1st floor landing and door opening to the lounge.

LIVING ROOM 21' 10" x 14' 5" (6.65m x 4.39m) An extremely spacious and opulent lounge courtesy of large front and side facing windows. Again this room is neutrally decorated and has a brick fire place with electric fire.



KITCHEN 15' 7" x 9' 9" (4.75m x 2.97m) The kitchen is fitted with an array of wall and base units and roll top work surface, incorporating 4 ring halogen hob with extractor over and electric oven below, there is also a one and a half bowl sink and mixer tap. The kitchen offers ample space for a kitchen dining suite also. There is a door which opens to the rear vestibule.

REAR PORCH The rear porch has an integral door opening into the garage as well as side door leading to the exterior.

BATHROOM Good size bathroom to the ground floor comprising a 3 piece with bath, wc, and wash hand basin.

DINING/BEDROOM 13' 7" x 11' 1" (4.14m x 3.38m) Again a double room overlooking the garden.

STUDY/BEDROOM 11' 0" x 7' 10" (3.35m x 2.39m) With sliding patio doors to the balcony.

LANDING The staircase which rises from the hallway opens to the first floor landing having doors opening to two double bedrooms and bathroom. Also benefiting from deep under eave storage.

BEDROOM 13' 2" x 11' 8" (4.01m x 3.56m) This spacious rear facing bedroom commands a beautiful outlook over open fields a delightful room to wake in. Also benefiting from large wardrobe and under eave storage

BEDROOM 11' 6" x 10' 3" (3.51m x 3.12m) A good size single bedroom having front facing window that overlooks the garden.

BATHROOM Serving the two first floor bedrooms, the white three piece bathroom comprises bath, W.C. and pedestal wash hand basin, natural light is provided by a Velux window.

GARAGE 17' 11" x 16' 11" (5.46m x 5.16m) This spacious garage also offers a space for a workshop area and plenty of storage space also. There is a sink with storage cupboards and plumbing for a washing machine, there are power sockets and lighting, the garage door is electric and works off a switch rather than remote.

EXTERIOR To the front of the property there is a driveway leading to the garage and a lawned garden with flowering shrubs providing privacy, the garden continues down the side of the property and leads to the rear. The rear garden enjoys a good degree of privacy courtesy of mature shrubs, the garden is predominantly lawned, there is a patio for outdoor dining and under the veranda there is deep storage running under the house.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax : D

EPC: TBC

What3Words:///rational.cobbled.highbrow

Parking: Garage, Allocated parking space, Driveway

UTILITIES

Gas: Connected

Electric: Connected

Water & Drainage: Mains

Heating: Gas Central Heating

Broadband: TBC

Mobile Coverage: 4G/5G- check with your provider

AGENT NOTES 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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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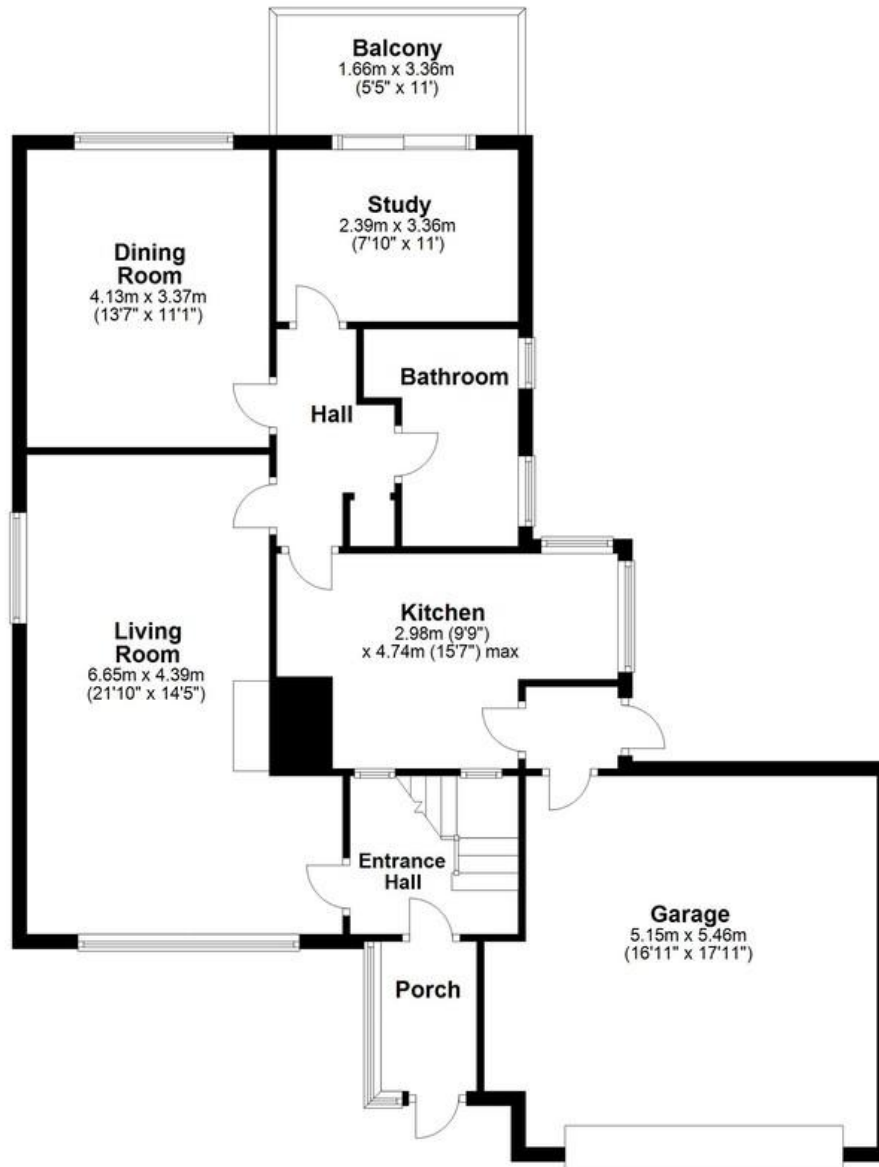






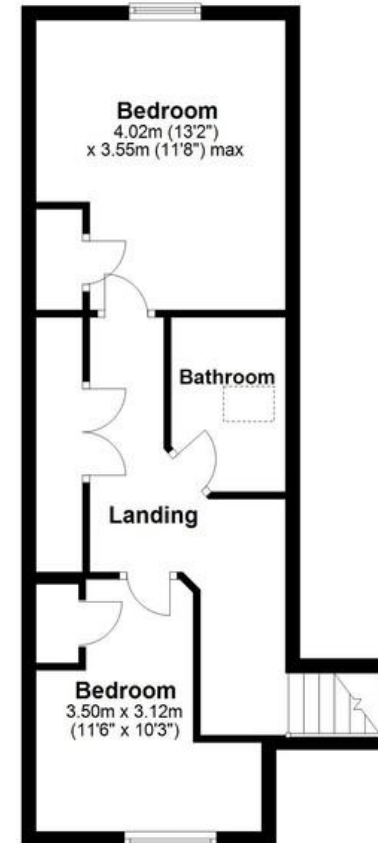
Ground Floor

Approx. 108.5 sq. metres (1168.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 148.2 sq. metres (1595.6 sq. feet)