



cornerstone
ESTATE AGENTS

Sunnymead
Scissett, HUDDERSFIELD



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Offers Over £250,000

CORNERSTONE ESTATE AGENTS ARE DELIGHTED TO BRING TO THE MARKET THIS EXCEPTIONALLY WELL-PRESENTED, RECENTLY RENOVATED, AND SPACIOUS THREE-BEDROOM SEMI-DETACHED PROPERTY. SITUATED ON A GENEROUS PLOT, THE HOME BOASTS EXPANSIVE AND NEWLY LANDSCAPED GARDENS BOTH AT THE FRONT AND REAR, AS WELL AS AMPLE OFF-ROAD PARKING, MAKING IT A TRULY DESIRABLE FAMILY RESIDENCE.

Cornerstone Estate Agents are delighted to bring to the market this exceptionally well-presented, recently renovated, and spacious three-bedroom semi-detached property. Situated on a generous plot, the home boasts expansive and newly landscaped gardens both at the front and rear, as well as ample off-road parking, making it a truly desirable family residence.

This chain-free property is in pristine, move-in-ready condition, ideal for those looking for a hassle-free transition. Upon entering, you are greeted by a welcoming entrance hall, which leads into a bright and spacious living room. From there, a door opens to a beautifully modern, fitted dining kitchen, designed with ample space for family meals and entertaining. The kitchen also provides access to a useful storage area, a convenient back door to the garden, and a separate WC for added practicality.



Upstairs, the home offers two generously sized double bedrooms, perfect for relaxation, along with a third single bedroom that could be used as a guest room, office, or nursery. The modern family bathroom adds to the home's contemporary feel.

The property exudes a fresh and airy atmosphere, with light and neutral decor throughout, giving it the feel of a brand-new home.

Outside, the front of the property features a newly laid, spacious driveway, while the rear garden is impressively large, featuring an easy-to-maintain artificial lawn, making it perfect for outdoor enjoyment all year round.

This is a fantastic opportunity for buyers seeking a stylish, ready-to-move-in property with plenty of outdoor space and modern amenities.

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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

ADDITIONAL INFORMATION

TENURE: Freehold

COUNCIL TAX: A

EPC: TBC

WHAT3WORDS:Loaders.irritated.sheperdess.

PARKING: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

Water Mains

Heating: Gas

Broadband: Superfast Broadband

Mobile Coverage: 4G Available



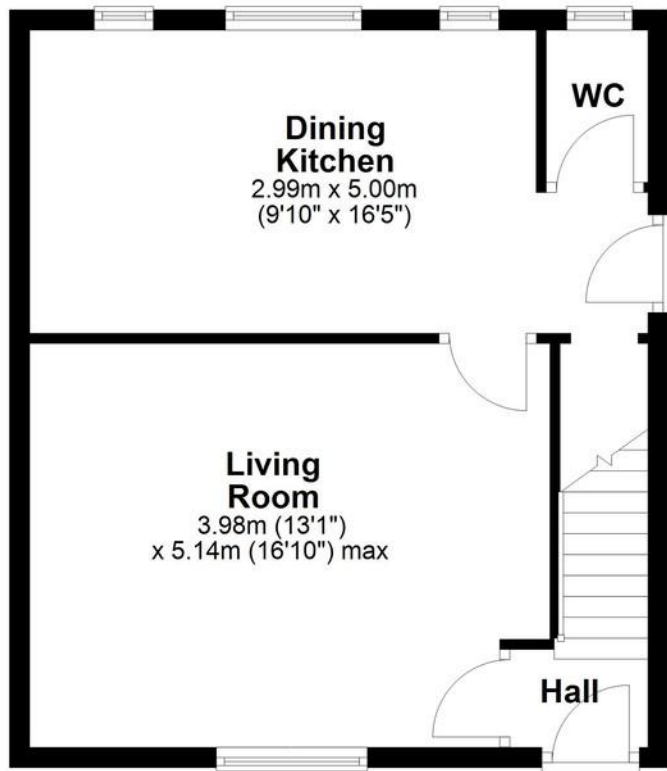






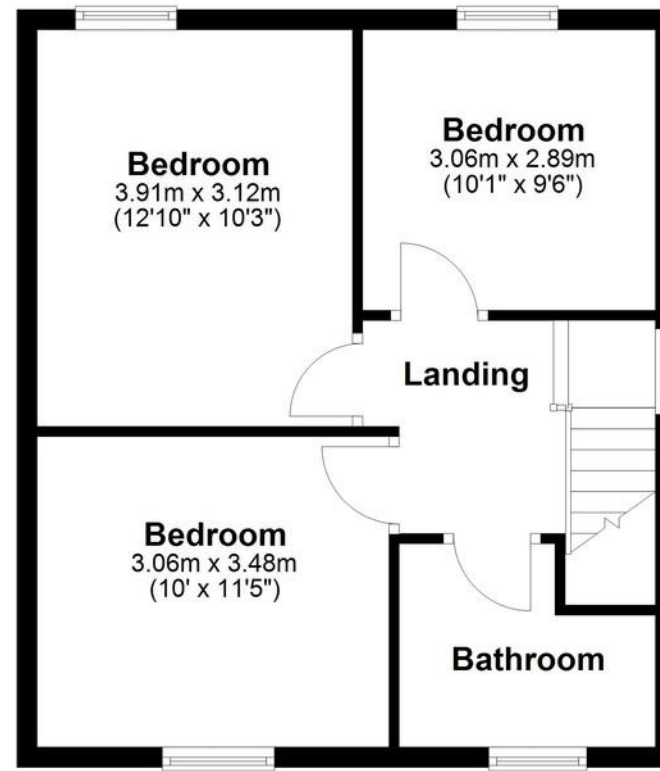
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



Total area: approx. 86.3 sq. metres (929.4 sq. feet)