



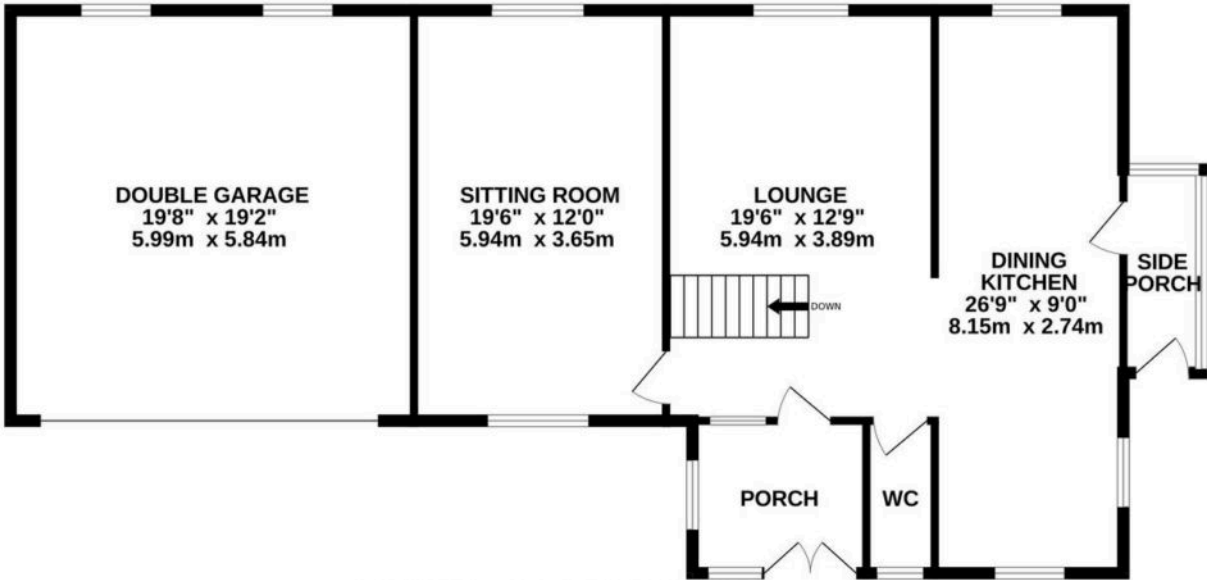
## Delfina, Lower Common Lane, Scissett

Huddersfield, HD8 9HL

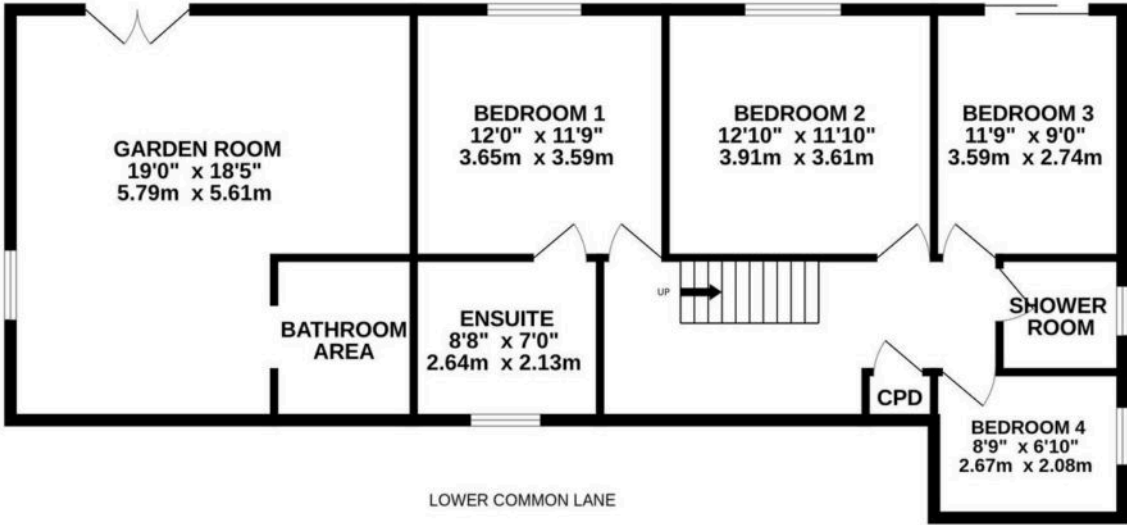
Offers in Region of **£440,000**



GROUND FLOOR



LOWER GROUND FLOOR



LOWER COMMON LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Delfina, Lower Common Lane,

Scissett, Huddersfield, HD8 9HL

OCCUPYING A FABULOUS POSITION WITH OPEN-ASPECT VIEWS OVER FIELDS TO THE FRONT AND PANORAMIC LONG-DISTANCE VIEWS TO THE REAR. DELFINA IS A DETACHED FAMILY HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION WITH THE POSSIBILITY OF AN ANNEX/STUDIO TO THE LOWER GROUND FLOOR. THE PROPERTY BOASTS OPEN-PLAN DINING KITCHEN, TWO RECEPTION ROOMS, AND PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM FACILITIES.

The property comprises entrance porch, lounge, sitting room, open-plan dining kitchen, side porch and ground floor w.c. To the lower ground floor are four bedrooms and the house shower room with bedroom one benefitting from en-suite bathroom facilities. There is a separately accessed garden room which has been partially renovated and has plumbing in situ, which offers a multitude of possibilities. Externally to the front is a double tandem driveway leading to a double garage and an enclosed low maintenance garden. To the rear is a raised patio, ideal for al fresco dining, a lower lawn, and a further portion which features mature trees and is currently utilised as a chicken coop.

Tenure Freehold.

Council Tax Band E.

EPC Rating D.









## GROUND FLOOR

### ENTRANCE PORCH

8' 3" x 7' 3" (2.51m x 2.21m)

Enter into the property through twin double-glazed PVC front doors into the entrance porch, which enjoys a great deal of natural light courtesy of dual-aspect windows to the front and side elevations, providing pleasant views across neighbouring fields. The entrance porch features a fabulous exposed stone wall, a wall light point, a radiator, and a multi-panel timber door with adjoining windows which provides access to the lounge.

### LOUNGE

19' 6" x 12' 9" (5.94m x 3.89m)

The lounge is a generously proportioned reception room which enjoys plenty of natural light cascading through double-glazed picture window to the rear elevation and boasts a breath-taking panoramic view across the valley and towards Emley Moor. There is an exposed timber beam with batons to the ceiling, inset spotlighting to the ceiling, high-quality flooring, a radiator, oak doors providing access to the sitting room and ground floor w.c., and a carpeted staircase with oak banister and glazed balustrade descending to the lower ground floor. The lounge also opens into the dining kitchen area.

### GROUND FLOOR W.C.

8' 0" x 3' 0" (2.44m x 0.91m)

The ground floor w.c. features a contemporary two-piece suite comprising of a low-level w.c. with push-button flush and a wall-hung wash hand basin with vanity cupboard beneath and cascading waterfall chrome mixer tap. There is attractive tile-effect vinyl flooring, a ceiling light point, a radiator with chrome towel rail, and a double-glazed window with obscure glass to the front elevation.







### **OPEN-PLAN DINING KITCHEN**

26' 9" x 9' 0" (8.15m x 2.74m)

The open-plan dining kitchen features a fabulous triple aspect with windows to the front, rear and side elevations. The high-quality flooring continues through from the lounge, there are two ceiling light points over the dining area and inset spotlighting over the kitchen. The room features a multi-panel timber and glazed door providing access to the side porch.

The kitchen features a wide range of fitted wall and base units with high-gloss, handleless cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel Carron Phoenix sink and drainer unit with chrome mixer tap/hot water tap. The kitchen is well-equipped with space for a 7-ring range cooker with ceramic splashback and Range Master touch-screen cooker hood over. There is under-unit lighting, soft-closing doors and drawers, a loft hatch providing access to a useful attic space, and built-in appliances including a dishwasher and washing machine. There is space for an American-style fridge and freezer unit with matching high-gloss, handleless cupboard surround.

The dining area enjoys particularly pleasant views onto the enclosed and private gardens. There are additional cupboards for storage, as well as wall cabinets and a tall pantry cupboard.



### **SIDE PORCH**

9' 2" x 2' 8" (2.79m x 0.81m)

The side porch has historically been utilised as an everyday entrance, featuring a double-glazed PVC door to the front, as well as banks of double-glazed windows to the side and rear which take full advantage of open-aspect views towards Emley Moor Mast. There is linoleum flooring and a wall light point.



### SITTING ROOM

19' 6" x 12' 0" (5.94m x 3.66m)

The sitting room is a generously proportioned reception room which benefits from dual-aspect, double-glazed banks of windows to the front and rear elevations, offering pleasant views across neighbouring fields and panoramic views across the valley. There are exposed timber beams and batons to the ceiling, three wall light points, a radiator, and high-quality flooring. The focal point of the room is the exposed stone chimney breast with space for an electric stove-effect fire.



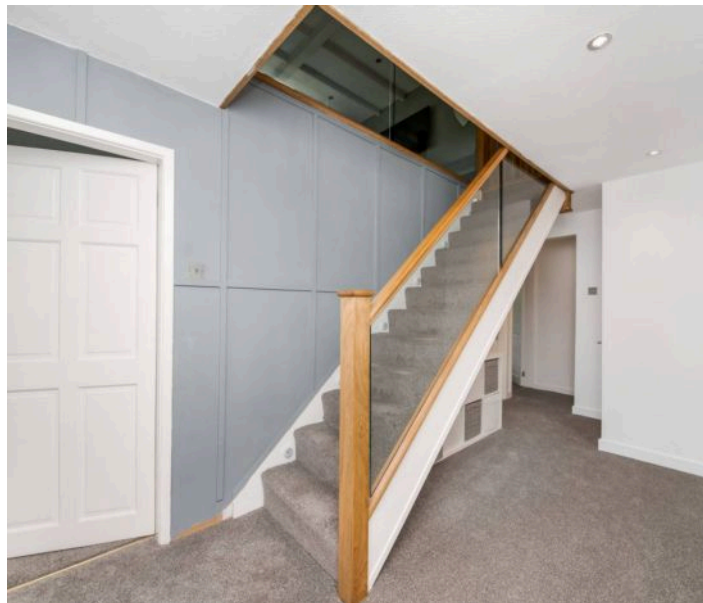
### LOWER GROUND FLOOR

A carpeted staircase with oak banister and glazed balustrade descends from the lounge to the lower ground floor. There is decorative wall panelling, inset spotlighting to the ceiling, a radiator, and doors which provide access to four bedrooms and the shower room.

### GARDEN ROOM

19' 0" x 18' 5" (5.79m x 5.61m)

The garden room is situated under the garage and is a flexible and multi-purpose space. The current vendors were going to use the space as a self-contained annex/guest suite with a lot of the first fix of the electrics and plumbing in situ. For the prospective buyer, this area has masses of potential and could be used in a variety of ways, including as a home office with adjoining toilet facilities, a games room, or as an a guest suite with open-plan living kitchen and bedroom area and en-suite bathroom (8'6" x 6'9").







### **BEDROOM ONE**

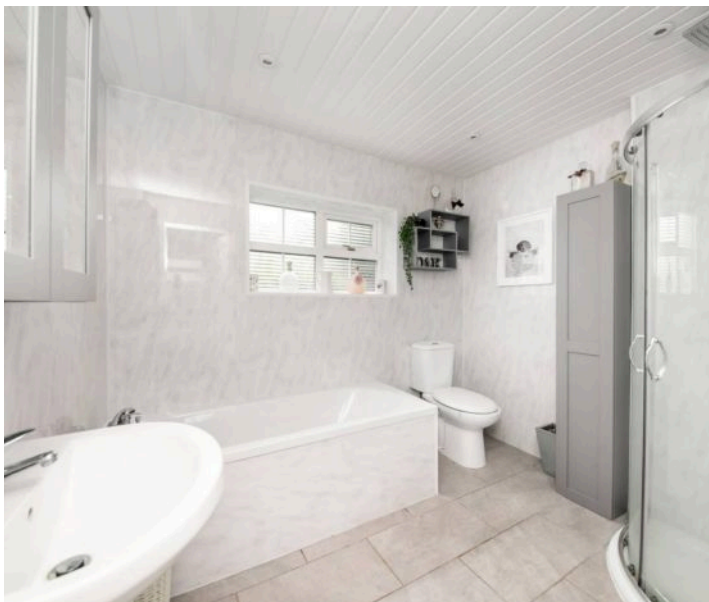
12' 0" x 11' 9" (3.66m x 3.58m)

Bedroom one is a generously proportioned, light and airy double bedroom with an array of fitted furniture, including fitted wardrobes with overhead storage cabinets and matching bedside drawer units. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, providing a fabulous open-aspect view across the valley. The principal bedroom also benefits from en-suite bathroom facilities.

### **BEDROOM ONE EN-SUITE BATHROOM**

7' 0" x 8' 8" (2.13m x 2.64m)

The en-suite bathroom features a modern, white, four-piece suite comprising of a panel bath with showerhead mixer tap, a low-level w.c. with push-button flush, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and a quadrant-style, fixed frame shower cubicle with thermostatic rainfall shower and separate handheld attachment. There is tiled flooring, a horizontal ladder-style radiator, panelled walls, a panelled ceiling with inset spotlighting, and a bank of double-glazed windows to the front elevation.



### **BEDROOM TWO**

12' 10" x 11' 10" (3.91m x 3.61m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. The room takes full advantage of the open-aspect views towards Emley Moor, and there is high-quality flooring, a central ceiling light point, a radiator, and a double-glazed window to the rear elevation.



### BEDROOM THREE

11' 9" x 9' 0" (3.58m x 2.74m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is wood panelled ceiling with ceiling light point, a radiator, and a double-glazed sliding patio door with adjoining window to the rear elevation which provides a great deal of natural light as well as seamless access out to the gardens.

### BEDROOM FOUR

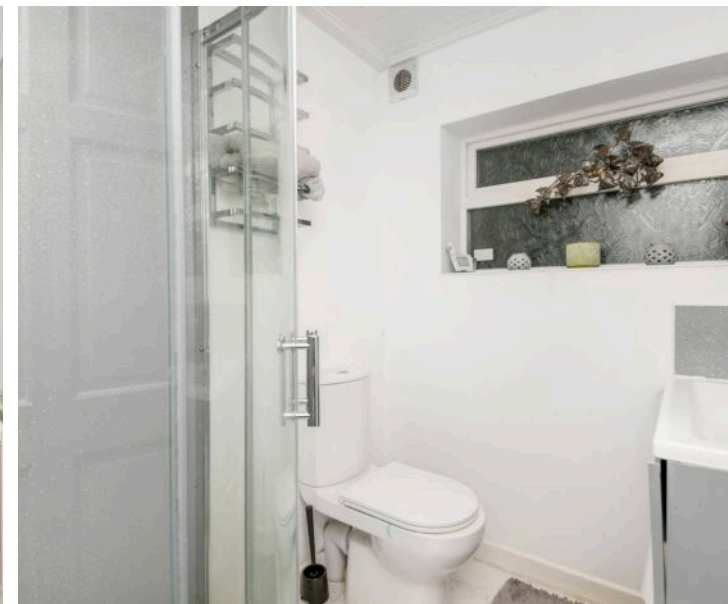
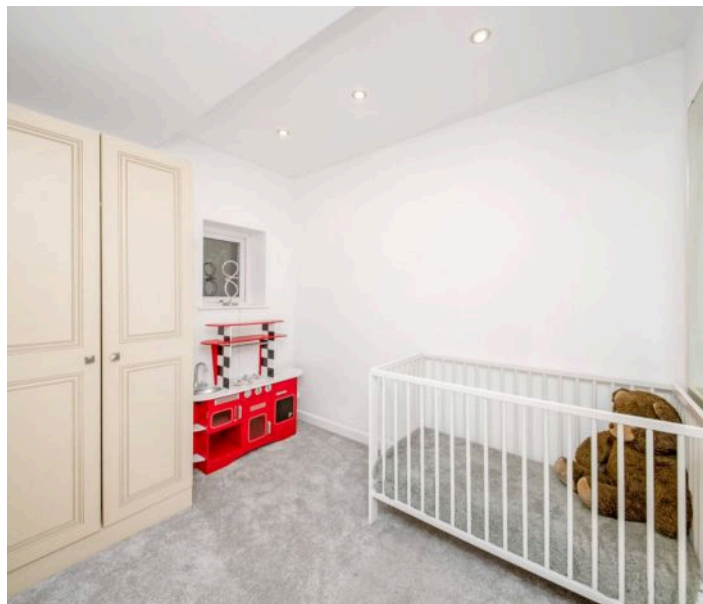
8' 9" x 6' 10" (2.67m x 2.08m)

Bedroom four is an ideal single bedroom, home office or nursery. It features inset spotlighting to the ceiling, a double-glazed window to the side elevation, and a radiator.

### HOUSE SHOWER ROOM

5' 10" x 5' 4" (1.78m x 1.63m)

The house shower room features a contemporary four-piece suite comprising of a fixed frame, quadrant-style shower cubicle with thermostatic rainfall shower and separate handheld attachment, a low-level w.c. with push-button flush, and a broad wall-hung wash hand basin with vanity cupboards beneath, cascading waterfall mixer tap and mirror tiled splashback. There is panelling and inset spotlighting to the ceiling, an extractor fan, attractive marble-effect tiled flooring, a horizontal anthracite ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.





## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a double, tandem, block-paved driveway providing off-street parking for multiple vehicles and leading to the double attached garage. There is an additional gravelled hardstanding to the front of the property, providing further parking if required. The front garden is low maintenance, featuring a block-paved area and a raised decked area, which is particularly private and enjoys the afternoon and evening sun. A further wildflower and well-stocked, low maintenance garden to the front, with an additional sunken seating area which is also private and sheltered.

### DOUBLE GARAGE

The attached double garage (19'2" x 19'8") features an electric, remote-controlled, up-and-over, sectional door. There is lighting and power in situ, additional storage available in the rafters, and two banks of double-glazed windows to the rear elevation, providing a great deal of natural light and pleasant open-aspect views. The garage also houses the wall-mounted Ideal combination boiler.

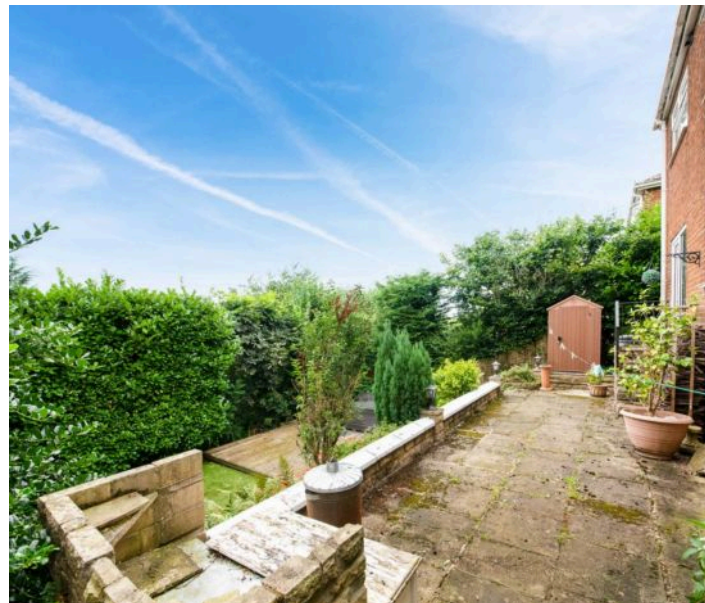






## REAR GARDEN

A gated pathway with steps from the front driveway leads down the side of the property to the rear garden. There is an additional area to the side of the pathway which features flowers and shrubs. Externally to the rear, the property features a flagged patio area, providing an ideal space for al fresco dining and barbecuing. The rear garden is south-westerly facing, enjoying the sun in the afternoon and evening, and particularly private with mature hedged boundaries. Steps from the patio lead down to the main portion of the rear garden which features a raised decked area and an artificial lawn. There is a purpose-built stone barbecue area, external lighting, and a hardstanding for a garden shed. A large portion of the garden is currently utilised as a chicken coop, with mature trees and fence and hedge boundaries, but which could be used as further garden space if required. Here, there is a rockery and flagged patio. Additionally, there is a pair of double-glazed French doors providing access to the garden room which is situated under the garage.









## **VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

## **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.**

## **FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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