



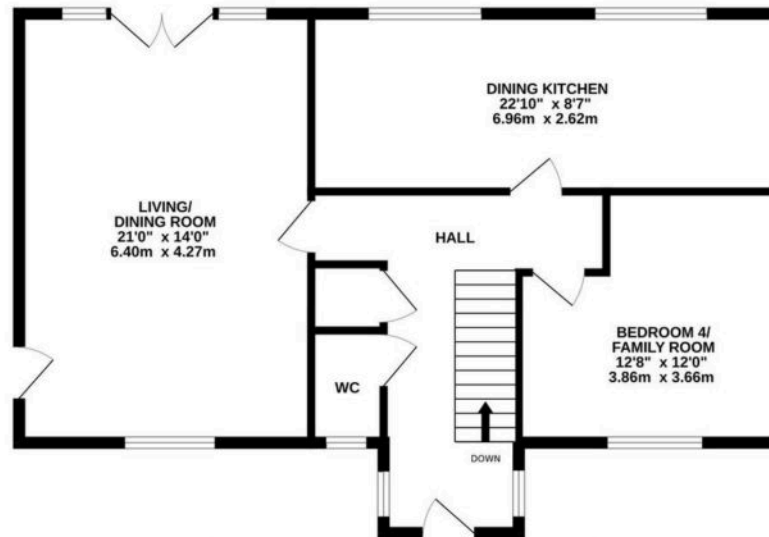
Blenheim Chase, Scissett

Huddersfield, HD8 9UA

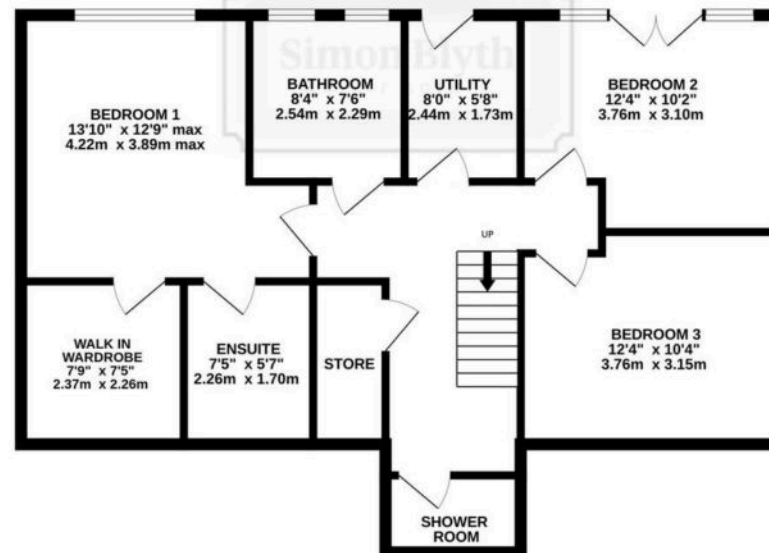
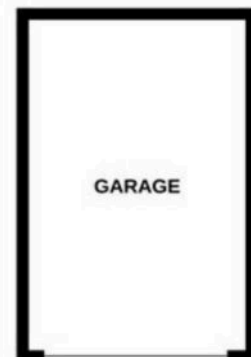
Offers in Region of **£400,000**



GROUND FLOOR



LOWER GROUND FLOOR



BLenheim CHASE

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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4 Blenheim Chase

Scissett, Huddersfield, HD8 9UA

OFFERING SPACIOUS AND VERSATILE ACCOMMODATION ACROSS TWO STOREYS IS THIS FABULOUS, DETACHED, FAMILY HOME. LOCATED IN THE POPULAR VILLAGE OF SCISSETT, THE PROPERTY IS SITUATED ON THE FRINGES OF A QUIET DEVELOPMENT, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BOASTS A USEFUL GARDEN ROOM/HOME OFFICE WHICH CAN BE UTILISED FOR A VARIETY OF USES, OFFERS FOUR DOUBLE BEDROOMS AND NEWLY FITTED FOUR PIECE BATHROOM SUITE.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, open-plan dining-kitchen and family room/ bedroom four to the ground floor. To the lower ground floor there are three double bedrooms, a shower room, fabulous four piece house bathroom, utility room and store room. Bedroom one has en-suite shower room and walk-in wardrobe. Externally there is a driveway leading to a single, semi-detached garage, the front garden is laid predominately to lawn, to the rear is an enclosed garden with lawn and patio and with access to a versatile garden room/hobby room.

Tenure Freehold.

Council Tax Band E.

EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed composite front door with obscure glazed inserts into the entrance hall, which enjoys a great deal natural light courtesy of dual-aspect, double-glazed windows to either side elevation. There is attractive tiled flooring, decorative coving to the ceiling, recessed lighting, a ceiling mounted ventilation system, and multi-panel doors providing access to the open-plan living dining room, the dining kitchen, the ground floor bedroom, the ground floor w.c., and the cloaks cupboard.

OPEN-PLAN LIVING DINING ROOM

14' 0" x 21' 0" (4.27m x 6.40m)

A generously proportioned, light and airy reception room with a bank of double-glazed mullioned windows to the front elevation and a double-glazed Juliet balcony with adjoining windows and glazed balustrade to the rear elevation. There is a continuation of the attractive tiled flooring from the entrance hall, recessed lighting to the ceiling, decorative coving, two radiators, six wall light points, a double-glazed external composite door with stained glass and obscure glazed inserts with leaded detailing to the side elevation, and the focal point of the room is the electric fireplace with decorative mantel and surround, set upon a raised tile hearth.

GROUND FLOOR W.C.

5' 10" x 3' 0" (1.78m x 0.91m)

The ground floor w.c. features a contemporary two-piece suite comprising a low-level w.c. with concealed cistern and push-button flush, and a corner wash hand basin with chrome Monobloc mixer tap and vanity cupboard beneath. There is a continuation of the attractive tiled flooring from the entrance hall, and there is tiling to dado height, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.





OPEN-PLAN DINING KITCHEN

22' 10" x 8' 7" (6.96m x 2.62m)

The dining kitchen enjoys a great deal of natural light cascading through the two banks of double-glazed mullioned windows to the rear elevation, which offer pleasant views over rooftops and towards Emley Moor Mast. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a one-and-a-half bowl, stainless steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a five-ring gas hob with canopy-style cooker hood over, an electric double oven, an integrated dishwasher, and an integrated fridge unit. There is mosaic tiling to the splash areas, soft-closing doors and drawers, two glazed display cabinets with inset spotlighting, tiled flooring, inset spotlighting to the ceiling, decorative coving, and a breakfast peninsula. The dining area features inset spotlighting, decorative coving, a radiator, and enjoys views across the property's gardens.

BEDROOM FOUR / FAMILY ROOM

12' 8" x 12' 0" (3.86m x 3.66m)

The ground floor bedroom is a versatile, multi-purpose room which can accommodate a double bed with ample space for freestanding furniture. The room could be utilised as an additional reception room, and features a double-glazed window to the front elevation, high-quality flooring, decorative coving to the ceiling, a ceiling light point, and a radiator.



LOWER GROUND FLOOR

LOWER GROUND FLOOR HALLWAY

13' 4" x 9' 8" (4.06m x 2.95m)

Taking the staircase from the entrance hall, you reach the lower ground floor hallway, which features recessed lighting to the ceiling, a radiator, and multi-panel doors providing access to three well-proportioned double bedrooms, the house bathroom, the shower room, the utility room, and a useful storage cupboard.

BEDROOM ONE

13' 10" x 12' 9" (4.22m x 3.89m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a ceiling light point, a radiator, and a bank of three, double-glazed, mullioned windows to the rear elevation, offering pleasant views across the property's gardens. The principal bedroom also benefits from a walk-in wardrobe and en-suite bathroom facilities.

BEDROOM ONE EN-SUITE BATHROOM

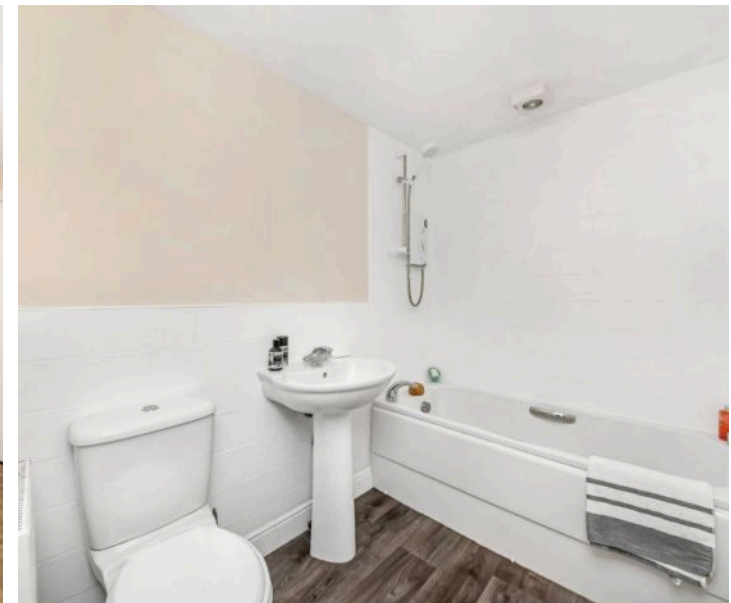
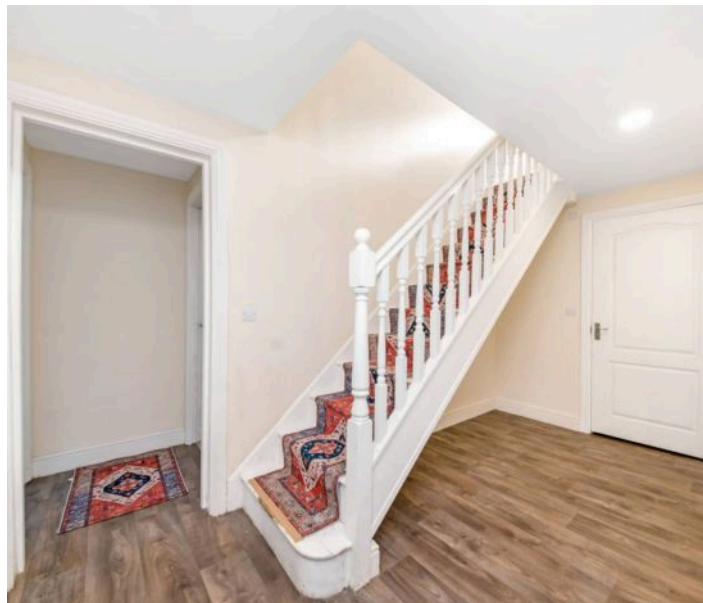
7' 5" x 5' 7" (2.26m x 1.70m)

The en-suite bathroom features a modern, white, three-piece suite comprising a panel bath with electric Mira Sport shower over, a pedestal wash hand basin with chrome mixer tap, and a low-level w.c. with push-button flush. There is brick-effect tiling to the splash areas, a ceiling light point, an extractor fan, and a radiator.

BEDROOM ONE WALK-IN WARDROBE

7' 9" x 7' 5" (2.36m x 2.26m)

The walk-in wardrobe features lighting and a radiator, and provides ample space for either freestanding or fitted wardrobes.





BEDROOM TWO

12' 4" x 10' 2" (3.76m x 3.10m)

Bedroom is a particularly light and airy, dual aspect, double bedroom with ample space for freestanding furniture. There are double-glazed French doors with adjoining windows providing access to the gardens, a bank of glass block windows to the side elevation providing additional natural light, decorative coving to the ceiling, a ceiling light point, and a radiator.

BEDROOM THREE

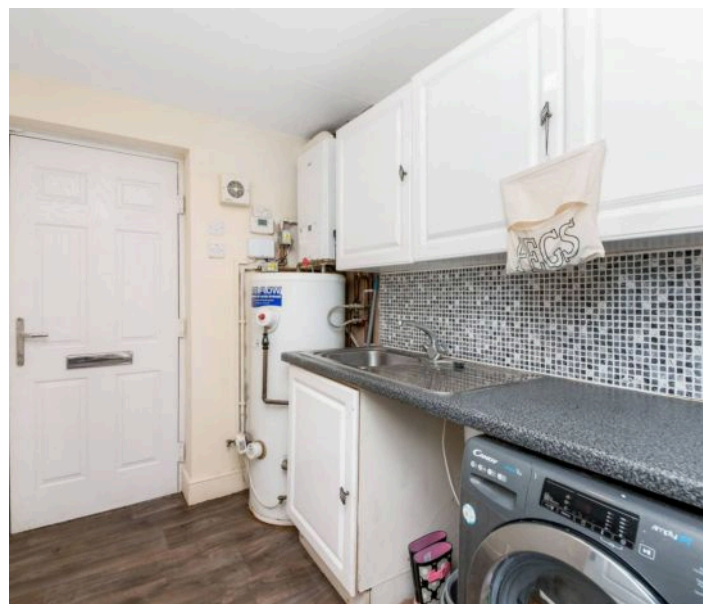
10' 4" x 12' 4" (3.15m x 3.76m)

Bedroom three is another double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a bank of double-glazed windows to the side elevation, a ceiling light point, and a radiator.

UTILITY ROOM

8' 0" x 5' 8" (2.44m x 1.73m)

The utility room features fitted wall and base units with rolled-edge work surfaces over, which incorporate a single bowl, stainless steel sink and drainer unit with chrome mixer tap. There is plumbing and provisions for an automatic washing machine, a ceiling light point, a recessed light, an extractor fan, a composite door to the rear elevation, and it houses the property's boiler and hot water cylinder.



SHOWER ROOM

6' 5" x 3' 8" (1.96m x 1.12m)

The shower room features a modern, white, three-piece suite comprising of a quadrant-style, fixed frame shower cubicle with electric Mira Sport shower, a pedestal wash hand basin, and a low-level w.c. with push-button flush. There is tiling to the splash areas and half-level on the walls, a ceiling light point, an extractor fan, and a radiator.

STORAGE ROOM

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

This versatile space provides useful additional storage and features a recessed light to the ceiling. It could be

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STORAGE ROOM

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

This versatile space provides useful additional storage and features a recessed light to the ceiling. It could be incorporated into the lower ground floor hallway to create a study space or play area.

HOUSE BATHROOM

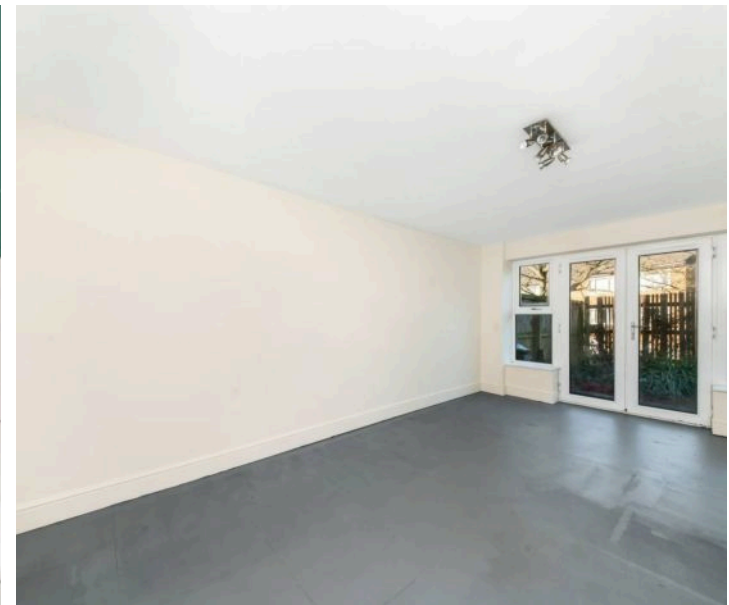
8' 4" x 7' 6" (2.54m x 2.29m)

The house bathroom is sure to impress, featuring a contemporary four-piece suite comprising a low-level w.c. with push-button flush, a free standing, double-ended bath tub with floor-mounted chrome mixer tap with showerhead attachment, a pedestal wash hand basin with chrome Monobloc mixer tap, and a fixed frame, walk-in shower cubicle with rainfall showerhead, separate handheld attachment and fixed glazed shower guard. There is inset spotlighting to the ceiling, an extractor fan, attractive marble-effect tiled walls, two double-glazed windows with obscure glazed inserts, and a cast iron column radiator with chrome towel rail.

GARDEN ROOM / OFFICE

10' 10" x 16' 8" (3.30m x 5.08m)

This versatile and useful addition to the property could be utilised in a variety of ways. It enjoys a great deal of natural light cascading through dual-aspect windows to the rear and side elevations, and can be accessed directly from the rear garden via double-glazed French doors. There is lighting and power in situ.





EXTERNAL

FRONT EXTERNAL

Externally to the front, the property features a driveway providing off-street parking and leading to the garage. There are also low maintenance lawn areas.

REAR GARDEN

Externally to the rear, the property benefits from a fabulous rear garden which is laid predominantly to lawn and also features a flagged patio area, ideal for al fresco dining and barbecuing, and a low-maintenance bark chipping area. There are well-stocked flower and shrubs beds, fenced boundaries, an external tap, and a pathway leading to steps which provide access to the ground floor accommodation and garage but also provides access to a useful garden room / home office, which is situated beneath the garage.

GARAGE

Single Garage

DRIVEWAY

1 Parking Space



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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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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

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



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