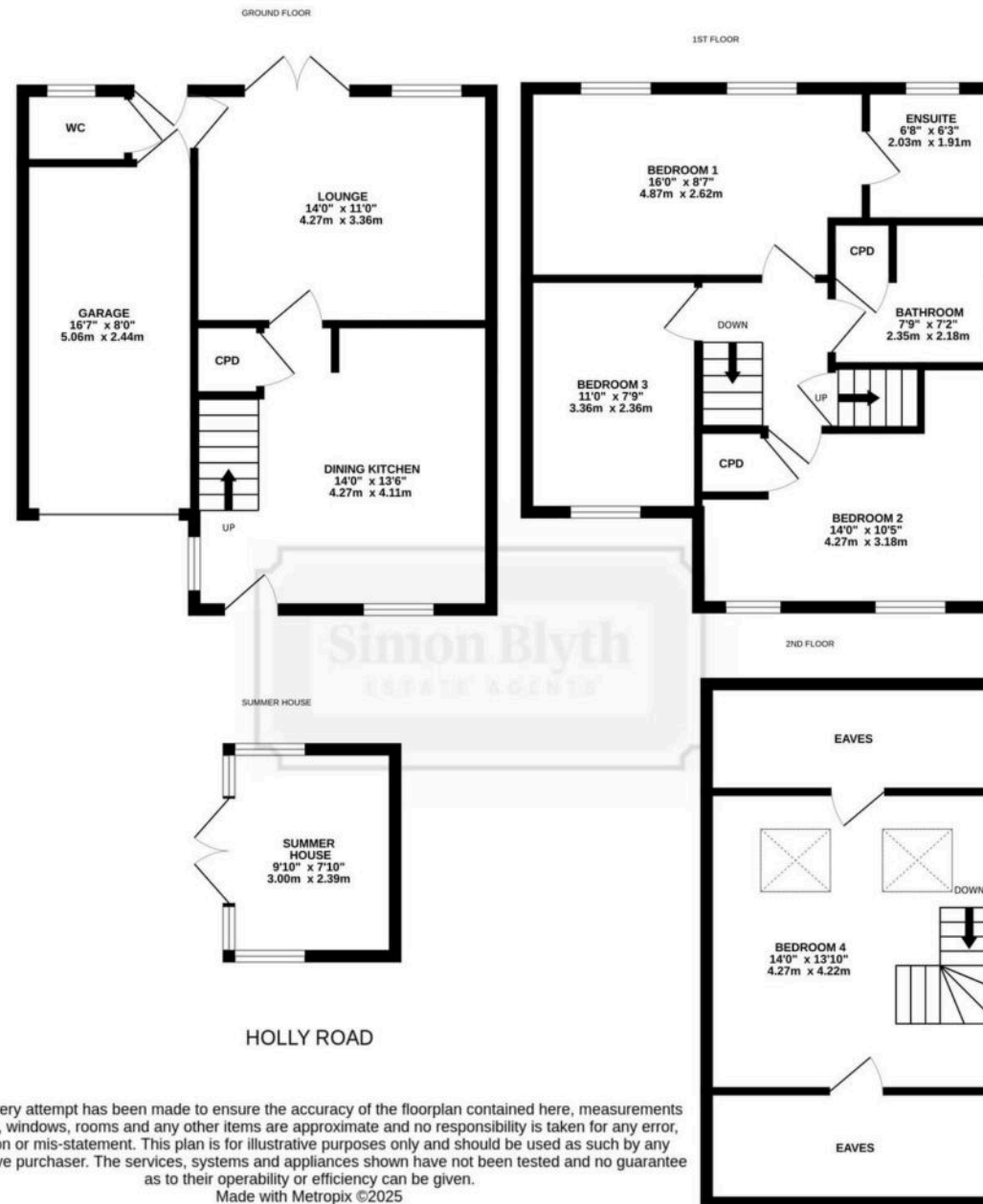




Holly Road, Scissett
Huddersfield, HD8 9GT

Offers in Region of **£300,000**



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31 Holly Road

Scissett, Huddersfield, HD8 9GT

A DECEPTIVELY SPACIOUS, FOUR BEDROOM FAMILY HOME SITUATED IN THIS POPULAR DEVELOPMENT IN SCISSETT. TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND OFFERING ACCOMMODATION ACROSS THREE FLOORS, THE PROPERTY IS CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING, AND A SHORT DISTANCE FROM AMENITIES.

The property accommodation briefly comprises of entrance, open-plan dining kitchen, rear entrance porch, downstairs WC and integral garage to the ground floor. To the first floor are three bedrooms and the house bathroom, bedroom one having en-suite shower room facilities. To the second floor is a fabulous double bedroom with useful under eaves storage. Externally to the front, there is a driveway providing off-street parking, and to the rear of the property is a low maintenance enclosed garden with large patio area and lawn with a useful summer house and space for a shed.

Tenure Freehold.

Council Tax Band C.

EPC Rating TBC.



GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed front door. The entrance features a double-glazed window to the side elevation, a carpeted staircase with wooden banister and spindle balustrade rising to the first floor, a radiator, and high-quality flooring. The entrance then seamlessly opens out to a fabulously proportioned, open-plan dining kitchen.

OPEN-PLAN DINING KITCHEN

13' 6" x 14' 0" (4.11m x 4.27m)

The dining kitchen has high-quality flooring, inset spotlighting to the ceiling, a radiator, a bank of double-glazed windows to the front elevation, a multi-panel timber door seamlessly leading into the lounge, and a useful understairs storage cupboard. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with brushed chrome mixer tap. There are high-quality CDA appliances, including a four-ring ceramic hob with glass splashback and canopy-style cooker hood over, an electric fan-assisted oven, a shoulder-level microwave combination oven, a fridge freezer unit, and a dishwasher. The kitchen also benefits from soft-closing doors and drawers.





LOUNGE

14' 0" x 11' 0" (4.27m x 3.35m)

The lounge enjoys a great deal of natural light which cascades through the double-glazed bank of windows and double-glazed French doors to the rear elevation. There is a continuation of the high-quality flooring from the dining kitchen, and there is a central ceiling light point, a radiator, and a multi-panel door providing access to the rear entrance.

REAR ENTRANCE

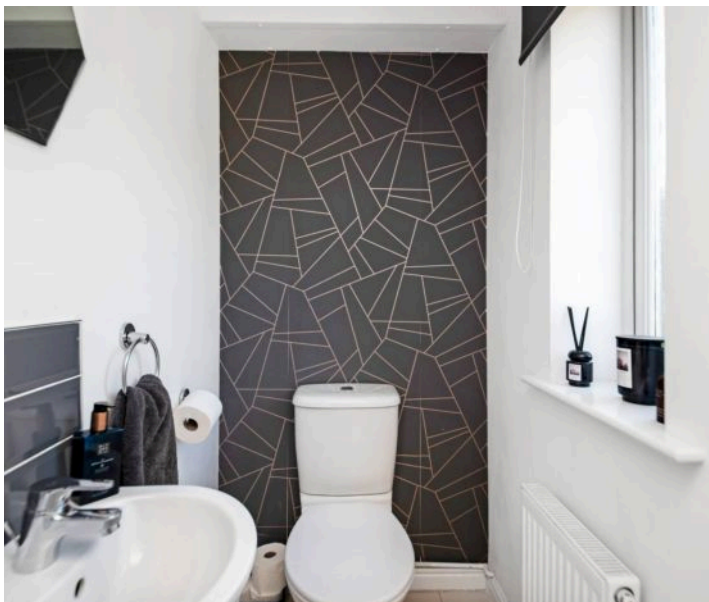
3' 0" x 3' 5" (0.91m x 1.04m)

The rear entrance features a double-glazed external door to the rear elevation which provides direct access to the rear gardens. There is tiled flooring, a central ceiling light point, and a doors providing access to the integral garage and downstairs w.c.

DOWNSTAIRS W.C.

4' 5" x 3' 5" (1.35m x 1.04m)

The w.c. features a continuation of the tiled flooring from the rear entrance, and there is a modern, white, two-piece suite comprising a pedestal wash hand basin with chrome mixer tap and high-gloss, brick-effect tiled splashback and a low-level w.c. with push-button flush. There is a ceiling light point, a radiator, an extractor fan, and a double-glazed window with obscure glass to the rear elevation.



GARAGE

8' 0" x 16' 7" (2.44m x 5.05m)

The garage features an up-and-over door, lighting and power in situ, provisions for an automatic washing machine and space for a tumble dryer. The garage also houses the wall-mounted boiler.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which features multi-panel timber doors providing access to three well-proportioned bedrooms and the house bathroom, a central ceiling light point, and a wooden banister with spindle balustrade over the stairwell head. A door also encloses a staircase rising to the second floor.

BEDROOM ONE

16' 0" x 8' 7" (4.88m x 2.62m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There are two banks of double-glazed windows to the rear elevation, which offer fantastic views across the property's rear garden and of the neighbouring field. There is a central ceiling light point, a radiator, and en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

6' 8" x 6' 3" (2.03m x 1.91m)

The en-suite shower room features a modern, white, three-piece suite comprising a fixed frame shower cubicle with thermostatic shower, a low-level w.c. with push-button flush, and a pedestal wash hand basin with chrome monobloc mixer tap. There is tiled flooring, tiling to the splash areas, a central ceiling light point, a radiator, and a bank of double-glazed windows with obscure glass to the rear elevation.





BEDROOM TWO

14' 0" x 10' 5" (4.27m x 3.18m)

Bedroom two is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two windows to the front elevation, a ceiling light point, a radiator, and a bulkhead storage cupboard which houses the hot water tank.

BEDROOM THREE

11' 0" x 7' 9" (3.35m x 2.36m)

Bedroom three can accommodate a double bed or perhaps be utilised as a home office or nursery. There is a bank of double-glazed windows to the front elevation, a ceiling light point, and a radiator.

HOUSE BATHROOM

7' 9" x 7' 2" (2.36m x 2.18m)

The house bathroom features a contemporary, white, three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome monobloc mixer tap and tiled splashback. There is tiled flooring, tiling to the splash areas, a ceiling light point, an extractor fan, a double-glazed window with obscure glass to the side elevation, and a useful airing cupboard with shelving in situ.

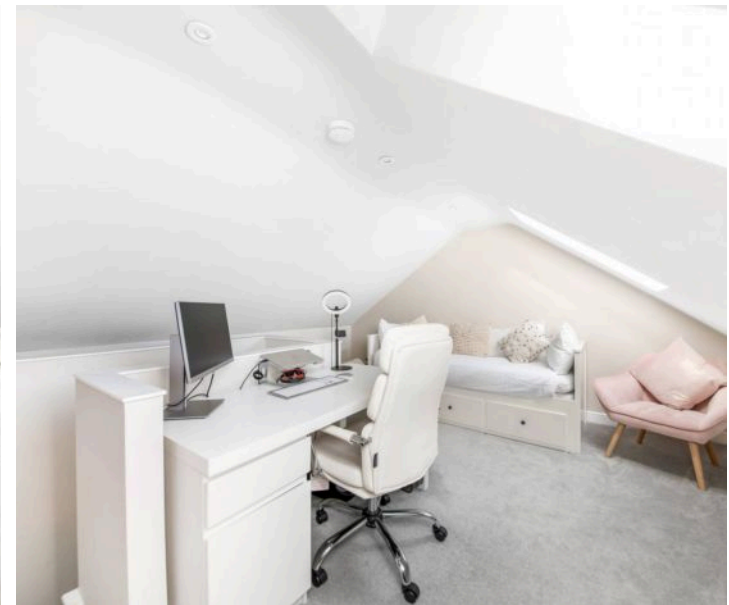
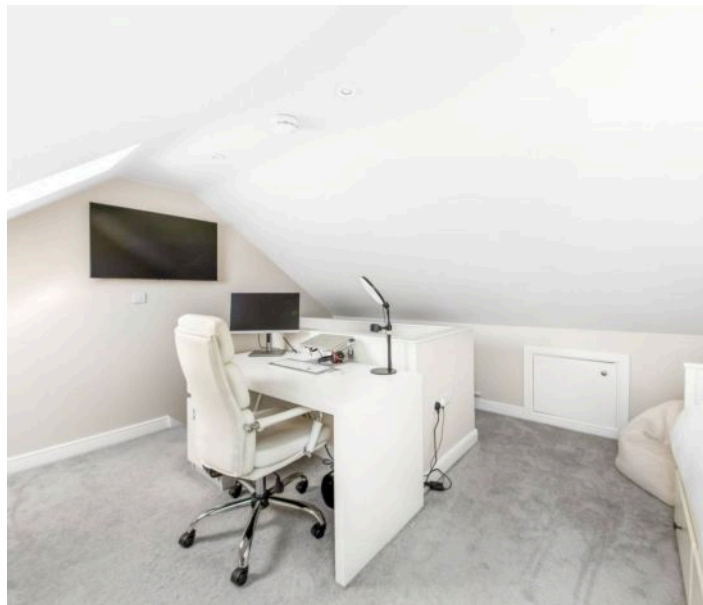


SECOND FLOOR

SECOND FLOOR / BEDROOM FOUR

14' 0" x 13' 10" (4.27m x 4.22m)

Taking the staircase from the first floor landing, you reach bedroom four. This is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed skylight windows with integral blinds which offer pleasant views across the playing field, and there is inset spotlighting to the ceiling, a radiator, and two useful under-eaves storage areas.





EXTERNAL

FRONT GARDEN

Externally to the front, the property benefits from a tarmac driveway which leads to the integral garage. The front garden is laid predominantly to lawn and there is a flagged pathway which leads to the front door canopy with ceiling light point. The pathway then leads down the side of the property to a gate which encloses the rear garden, and there is an external security light and provisions for an EV charger.

REAR GARDEN

Externally to the rear, the property benefits from a fabulous, south-westerly facing garden which enjoys the afternoon and evening sun. The garden is enclosed and features a flagged patio area ideal for al fresco dining and barbecuing, which then leads onto a lawn area with low-maintenance raised beds and fenced boundaries. There is a hardstanding for a garden shed, a substantial summerhouse, an external tap, an external up-and-down light, an external security light, an external double plug point, and a gate down the side of the property.

The summerhouse (7'10" x 9'10") is a versatile space which could be utilised as a hobby room, a garden office or for entertaining. There are double timber and glazed doors and banks of windows to the front and side elevation.

DRIVEWAY

1 Parking Space

GARAGE

Single 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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Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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