

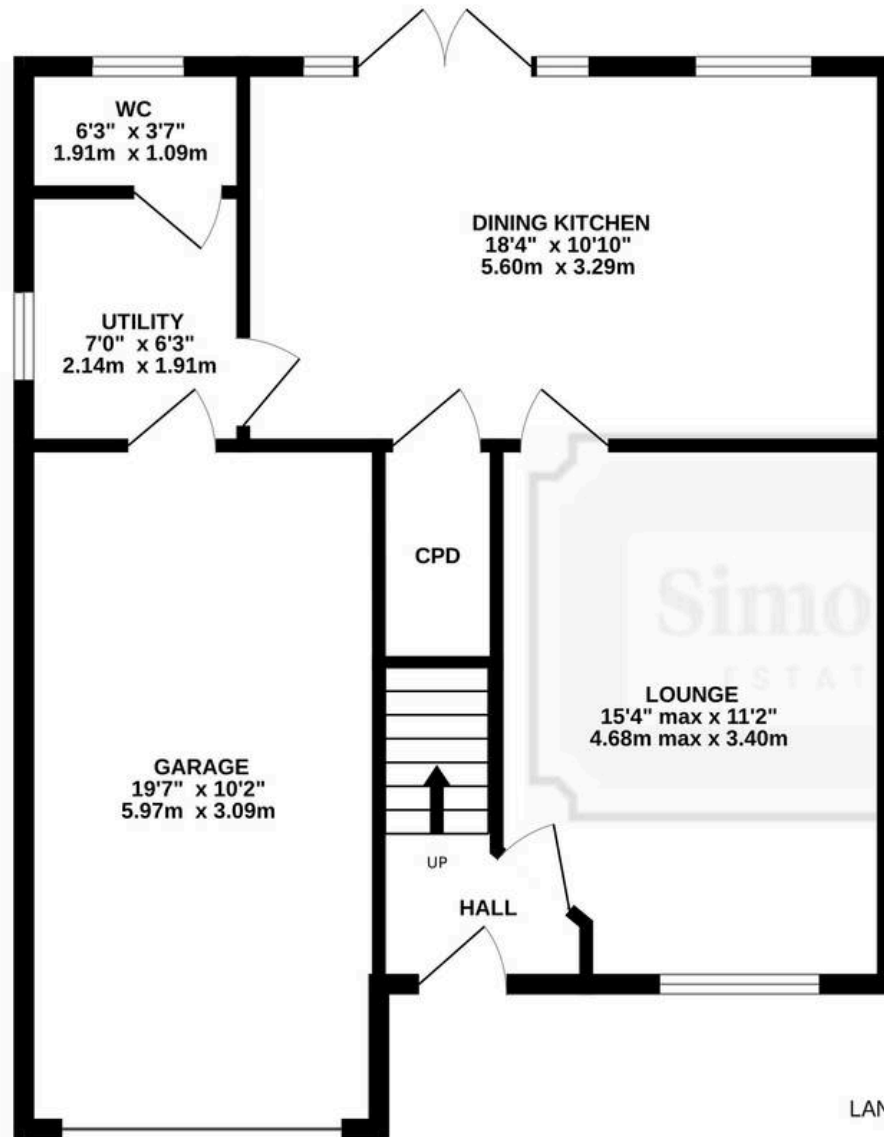


**Langley Close, Scissett**  
Huddersfield, HD8 9WJ

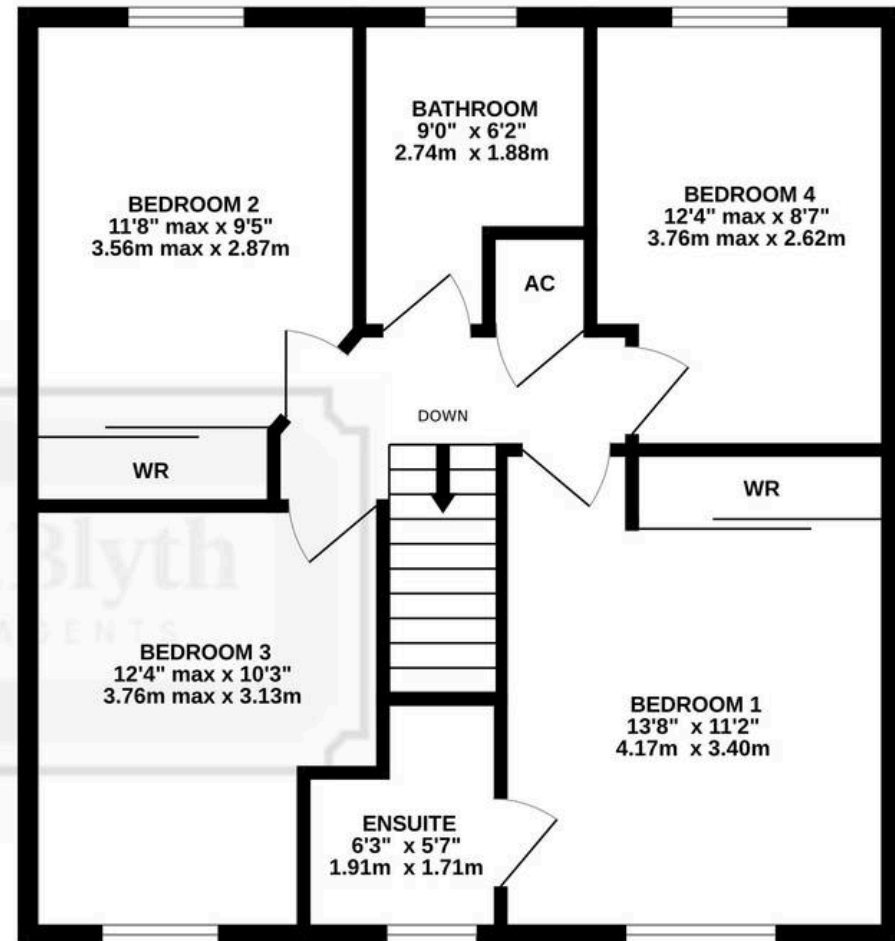
Offers in Region of **£425,000**



## GROUND FLOOR



## 1ST FLOOR



LANGLEY CLOSE

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## 2 Langley Close

Scissett, Huddersfield, HD8 9WJ

OCCUPYING AN ENVIABLE POSITION ON THE EXECUTIVE REDROW DEVELOPMENT AND SITUATED IN A PLEASANT TREE-LINED SETTING IS THIS SUPERBLY PRESENTED, FOUR BEDROOM, DETACHED FAMILY HOME. LOCATED IN THE SOUGHT AFTER VILLAGE OF SCISSETT, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. BUILT IN 2020 WITH A 10-YEAR NHBC WARRANTY, THE PROPERTY HAS BEEN TASTEFULLY IMPROVED TO A HIGH STANDARD AND IS COMPLEMENTED BY ENERGY SAVING SOLAR PANELS AND AIR SOURCE HEAT PUMP AND LANDSCAPED GARDENS TO THE REAR. VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE CONDITION AND POSITION THE PROPERTY HOLDS.

The accommodation briefly comprises of entrance hall, lounge, open-plan dining-kitchen, pantry, utility room, downstairs WC and integral garage to the ground floor. To the first floor there are four double bedrooms and the house bathroom, bedroom one having en-suite shower room facilities. Externally there is a double driveway to the front with lawn and pleasant tree-lined outlook. To the rear is a fabulous, enclosed and private garden with lawn and patio that enjoys the afternoon and evening sun.

Tenure Freehold.

Council Tax Band D.

EPC Rating A.









## GROUND FLOOR

### ENTRANCE

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The entrance features a carpeted staircase with oak handrail rising to the first floor, high-quality Amtico flooring, a ceiling light point, and a multi-panel door proceeding into the lounge.

### LOUNGE

The lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation, providing a pleasant woodland outlook. There is a continuation of the Amtico flooring from the entrance, a central ceiling light point, a radiator, and a multi-panel door proceeding into the open-plan dining kitchen.

### UTILITY ROOM

The utility room features two fitted base cabinets with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is a double-glazed window with obscure glass to the side elevation, inset spotlighting to the ceiling, a radiator, and doors providing access to the downstairs w.c. and integral garage.







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

The dining kitchen enjoys a great deal of natural light which cascades through a double-glazed bank of windows and double-glazed French doors with adjoining windows to the rear elevation. There is a continuation of the Amtico flooring from the lounge, inset spotlighting to the ceiling, and a tall vertical radiator. The kitchen features high-quality, fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There are high-quality, built-in Siemens appliances, including a four-ring ceramic induction hob with stainless steel splashback and canopy-style cooker hood over and a waist-level double oven. There is also an integrated fridge freezer, an integrated dishwasher, a matching upstand, soft-closing doors and drawers, and multi-panel doors providing access to the utility room and downstairs pantry.

### **UNDERSTAIRS PANTRY**

The downstairs pantry features a continuation of the Amtico flooring, plug sockets, shelving space, and upgraded networking ports to each bedrooms.



### **DOWNSTAIRS W.C.**

The downstairs w.c. features a modern two-piece suite comprising a low-level w.c. with push-button flush and a wall-hung wash hand basin with tiled splashback and chrome monobloc mixer tap. There is inset spotlighting to the ceiling, a radiator, a double-glazed window with obscure glass to the rear elevation, and Amtico flooring.

### **INTEGRAL GARAGE**

The integral garage features a up-and-over door and has lighting and power in situ.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing, which has doors providing access to four well-proportioned double bedrooms, the house bathroom, and the airing cupboard. There is a ceiling light point, a radiator, and a loft hatch providing access to a useful attic space, which has been mostly boarded out.

### BEDROOM ONE

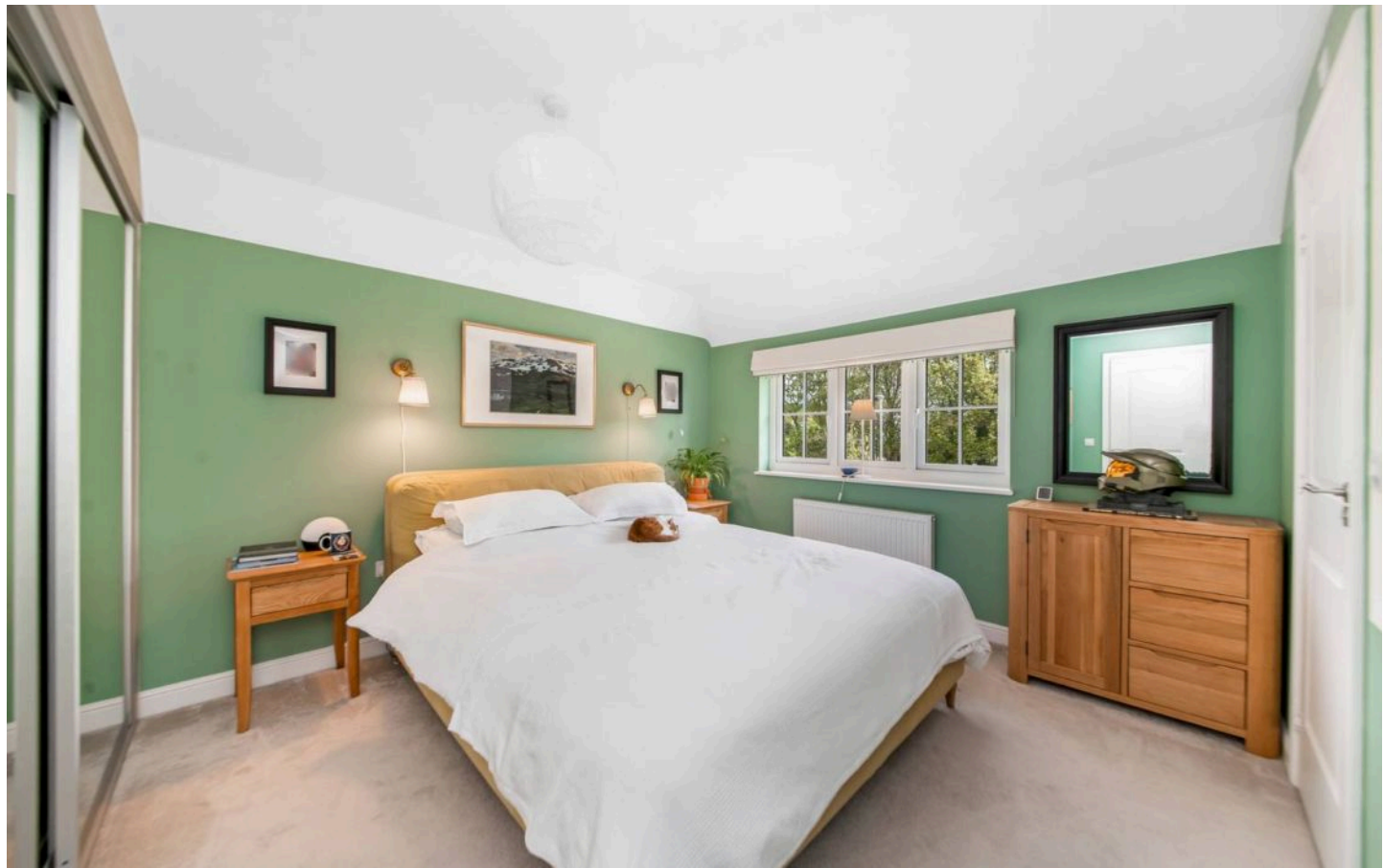
Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation taking full advantage of pleasant, panoramic views of the woodland backdrop. There is a ceiling light point, a radiator, television and internet points, a multi-panel door providing access to the en-suite shower room, and built-in wardrobes with sliding mirrored doors, hanging rails and shelving in situ.

### BEDROOM ONE EN-SUITE SHOWER ROOM

The en-suite shower room features a contemporary three-piece suite comprising a walk-in shower cubicle with thermostatic shower, a low-level w.c. with push-button flush, a broad wash hand basin with chrome monobloc mixer tap and vanity cupboards beneath. There is tiled flooring, contrasting tiling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan, a shaver point, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.

### BEDROOM TWO

Bedroom two is another generously proportioned, light and airy double bedroom which is currently being utilised as a home office. There is a bank of double-glazed windows to the front elevation, again taking full advantage of pleasant open-aspect views, a ceiling light point, a radiator, and television and internet points.





### **BEDROOM THREE**

Bedroom three enjoys a great deal of natural light which cascades through the double-glazed bank of windows to the rear elevation, which also provide a fantastic open-aspect view across the property's well stocked and landscaped gardens. There is a ceiling light point, a radiator, television and internet points, and a bank of fitted wardrobes with hanging rails, shelving and sliding mirrored doors in situ.

### **BEDROOM FOUR**

Bedroom four is currently utilised as a snug but can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, again with pleasant views across the property's gardens, a ceiling light point, a radiator, and television and internet points.

### **HOUSE BATHROOM**

The house bathroom features a modern three-piece suite comprising a panel bath with glazed shower guard and shower over, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome monobloc mixer tap over. There is tiling to the walls, a chrome ladder-style radiator, a double-glazed window with obscure glass, and electric underfloor heating.





## EXTERNAL

### FRONT GARDEN

Situated in a private cul-de-sac setting, the property to the front features a tarmacadam double driveway and a garden which is laid predominantly to lawn with well-stocked flower and shrub beds. There is also a door canopy with light point over the front door. The front garden enjoys pleasant views across the woodland outlook.

### REAR GARDEN

Externally to the rear, the property enjoys a most fabulous, enclosed and private garden which is well stocked with mature flower and shrub beds, attractive part-fenced and part-walled boundaries. There are various sections to the gardens, including a gravelled area ideal for al fresco dining and barbecuing, sleeper beds, a flat lawn area, and a hardstanding for a garden shed at the top of the garden.

### GARAGE

Single Garage

### DRIVEWAY

2 Parking Spaces









## **ADDITIONAL INFORMATION**

The property was built in 2020 with a 10-year NHBC warranty, which expires in December 2030. The water cylinder and radiators were upgraded in 2024 as part of the installation of an air source heat pump which has a 5-year warranty and two years' free servicing. The property also benefits from energy saving solar panels.

## **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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## **MORTGAGE ADVICE**

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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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