

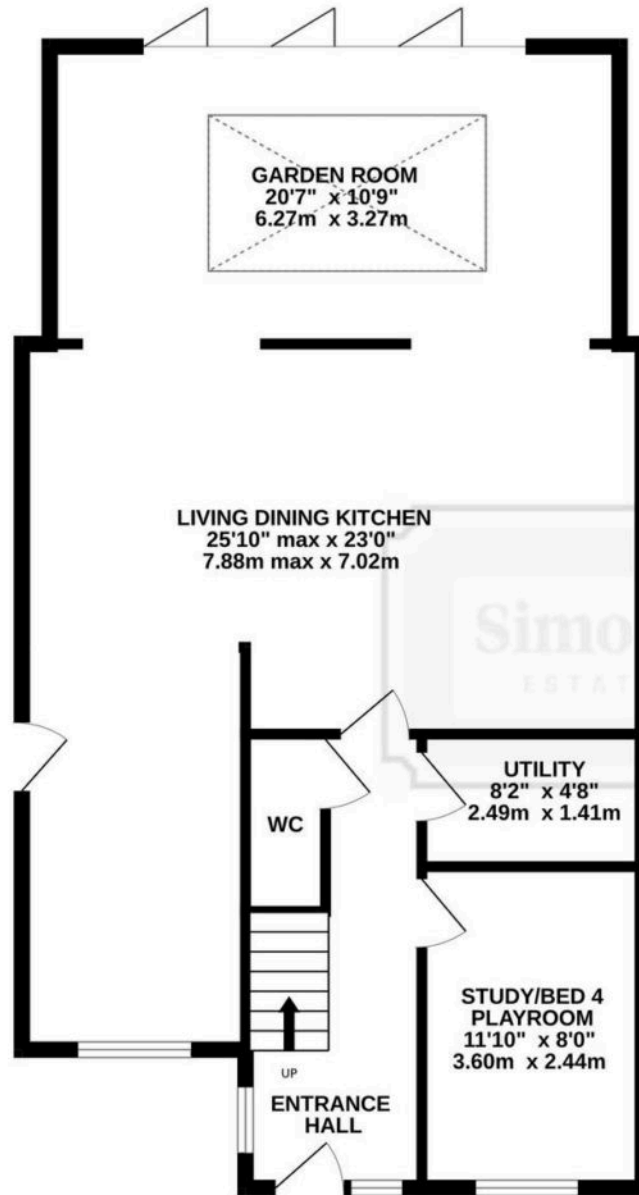


Crown Street, Scissett

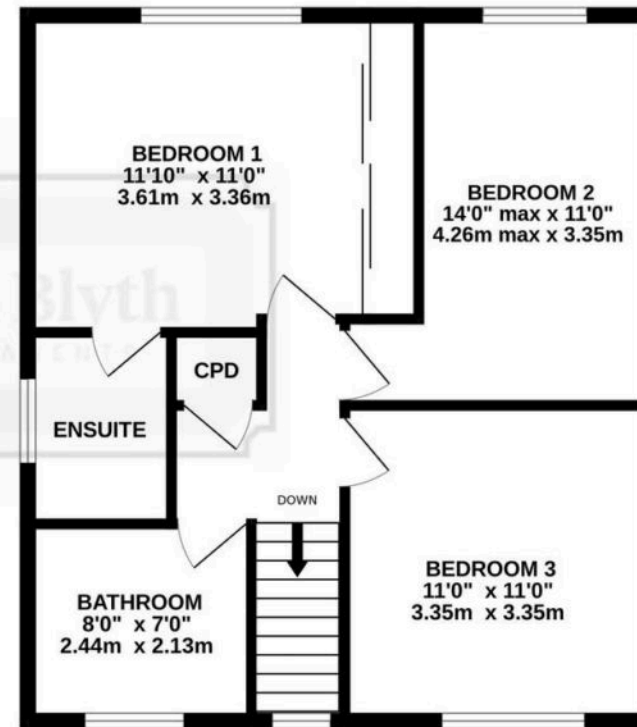
Huddersfield, HD8 9JN

Offers in Region of **£425,000**

GROUND FLOOR



1ST FLOOR



CROWN STREET

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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29 Crown Street

Scissett, Huddersfield, HD8 9JN

OCCUPYING AN ENVIABLE POSITION WITH A TREE-LINED VIEW OVER THE RIVER DEARNE TO THE REAR AND PLEASANT OPEN-ASPECT VIEWS TO THE FRONT, THE PROPERTY HAS BEEN TASTEFULLY IMPROVED AND EXTENDED BY THE CURRENT VENDORS AND NOW OFFERS THREE/FOUR BEDROOM ACCOMMODATION WITH A CONTEMPORARY INTERIOR. THE PROPERTY IS SITUATED IN THE SOUGHT-AFTER VILLAGE OF SCISSETT, A SHORT DISTANCE FROM AMENITIES, CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS AND IN CATCHMENT FOR WELL-REGARDED SCHOOLING.

The property comprises entrance hall, downstairs w.c., utility room, study/bedroom four, impressive open-plan living dining kitchen and garden room the ground floor. To the first floor are three double bedrooms, with the primary bedroom benefitting from fitted wardrobes and en-suite shower room, a house bathroom, and airing cupboard. Externally to the front is a triple tarmac driveway, and to the rear is a low maintenance decked garden with a tree-lined view over the River Dearne and a hardstanding with space for a garden shed which is currently utilised as an outdoor kitchen.

Tenure Freehold.
Council Tax Band D.
EPC Rating C.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a double-glazed, composite front door with obscure glazed inserts. There is an adjoining double-glazed window with obscure glass to the front elevation and a double-glazed window to the side elevation, providing a great deal of natural light. The entrance hall features decorative wall panelling to dado height, a radiator, a ceiling light point, high-quality LVT flooring, and a staircase with central carpet runner, chrome stair rods and oak banister with oak balustrade rising to the first floor. Oak doors provide access to the downstairs w.c., utility room, snug/family room/bedroom four, and the open-plan dining kitchen and living room.

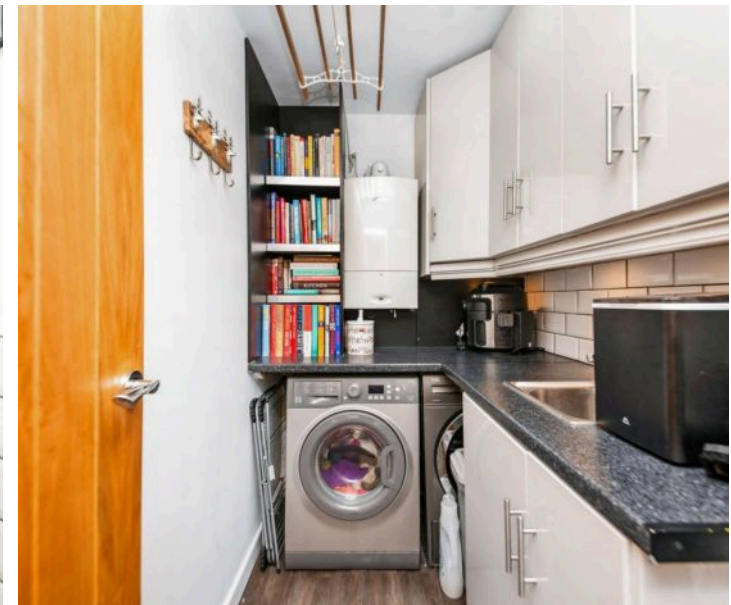
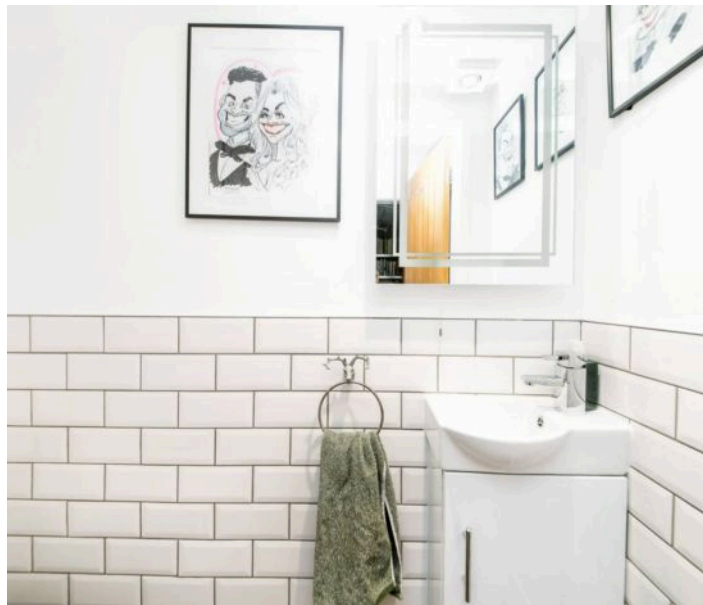
DOWNSTAIRS W.C.

The high-quality flooring continues through from the entrance hall into the downstairs w.c., which features a modern two-piece suite comprising a low-level w.c. with push-button flush and a wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath. There is high-gloss, brick-effect tiling to the dado height, an inset spotlight to the ceiling, and an extractor fan.

UTILITY ROOM

8' 2" x 4' 8" (2.49m x 1.42m)

The utility room features a continuation of the high-quality flooring, fitted wall and base units with high-gloss cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless steel sink unit with chrome mixer tap. There is a ceiling light point, shelving, space and provisions for an automatic washing machine and tumble dryer, and the utility houses the wall-mounted combination boiler.





OPEN-PLAN DINING KITCHEN AND LIVING ROOM

25' 10" x 23' 0" (7.87m x 7.01m)

This fabulously proportioned space enjoys a great deal of natural light courtesy of a bank of windows to the front elevation, a double-glazed external stable style door to the side, and two fabulous openings which provide seamless access to the garden room. The dining area and living area both feature ceiling light points, decorative coving, vertical anthracite column radiators, and high-quality flooring. The kitchen features high-quality fitted wall and base units with high-gloss, handleless cupboard fronts and complementary quartz work surfaces over, which incorporate a one-and-a-half-bowl, inset, ceramic sink unit with bevelled drainer and pull-out hose mixer tap in chrome. There are high-quality AEG appliances, including a five-ring ceramic hob with canopy-style cooker hood over, a shoulder-level microwave combination oven, a double oven, a full-height fridge freezer unit, and a dishwasher. There is high-gloss, brick-effect tiling to the splash areas, matching quartz upstand to the work surfaces, under-unit LED strip lighting, built-in plinth lighting, soft-closing doors and drawers, and tall pull-out larder cabinet, and a glazed display cabinet with inset spotlight.



GARDEN ROOM

20' 7" x 10' 9" (6.27m x 3.28m)

The garden room enjoys a great deal of natural light cascading through the fabulous roof lantern and twin bi-folding doors to the rear elevation, which have integral blinds, provide direct access to the garden and offer pleasant views of the woodland screened outlook. There is high-quality flooring, inset spotlighting to the ceiling, two wall light points, and two anthracite column radiators. The focal point of the room is the freestanding Lotus log-burning stove with exposed cast-iron flue set upon a raised hearth and with attractive slate tiled feature wall behind.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing. There is a double-glazed window with obscure glass to the front elevation, a ceiling light point, oak doors providing access to three well-proportioned bedrooms, the house bathroom and airing cupboard, and a loft hatch with drop-down ladder leading to a useful attic space.

BEDROOM ONE

11' 10" x 11' 0" (3.61m x 3.35m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is decorative coving to the ceiling, a ceiling light point, two wall light points, a radiator, high-quality flooring, and a bank of double-glazed windows to the rear elevation offering a pleasant, tree-lined outlook. The room also benefits from floor-to-ceiling fitted wardrobes with sliding doors, hanging rails and shelving in situ, and an oak door provides access to the en-suite shower room.

BEDROOM ON EN-SUITE SHOWER ROOM

The en-suite shower room features a modern, white, three-piece suite comprising a quadrant-style, fixed frame 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 chrome monobloc mixer tap and vanity drawer beneath. There is tiling to the walls and floors, inset spotlighting to the ceiling, an extractor vent, a chrome ladder-style radiator, and a double-glazed window to the side elevation.





BEDROOM TWO

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

Bedroom two is another generously proportioned double bedroom with ample space for freestanding furniture. There is a decorative dado rail and coving to the ceiling, a bank of double-glazed windows to the rear elevation taking advantage of the pleasant views, a radiator, and a ceiling light point.

BEDROOM THREE

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

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with pleasant views onto Crown Street and over rooftops towards Emley Moor Mast. There is decorative coving to the ceiling, a radiator, and a central ceiling light point.

HOUSE BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m)

The house bathroom features a modern, white, three-piece suite comprising a panel bath with glazed shower guard and thermostatic rainfall shower with separate handheld attachment, a broad pedestal wash hand basin with chrome mixer tap, and a low-level w.c. with push-button flush. There is attractive tiling to the walls and floor, a double-glazed bank of windows with integrated blinds to the front elevation, decorative coving to the ceiling, inset spotlighting, and a chrome ladder-style radiator.



EXTERNAL

FRONT GARDEN

The property occupies a pleasant position with an open outlook onto Crown Street. Externally to the front, there is a triple tarmacadam driveway providing off-street parking, a flagged pathway leading down the side of the property to a gate which encloses the rear garden, and an up-and-down light.

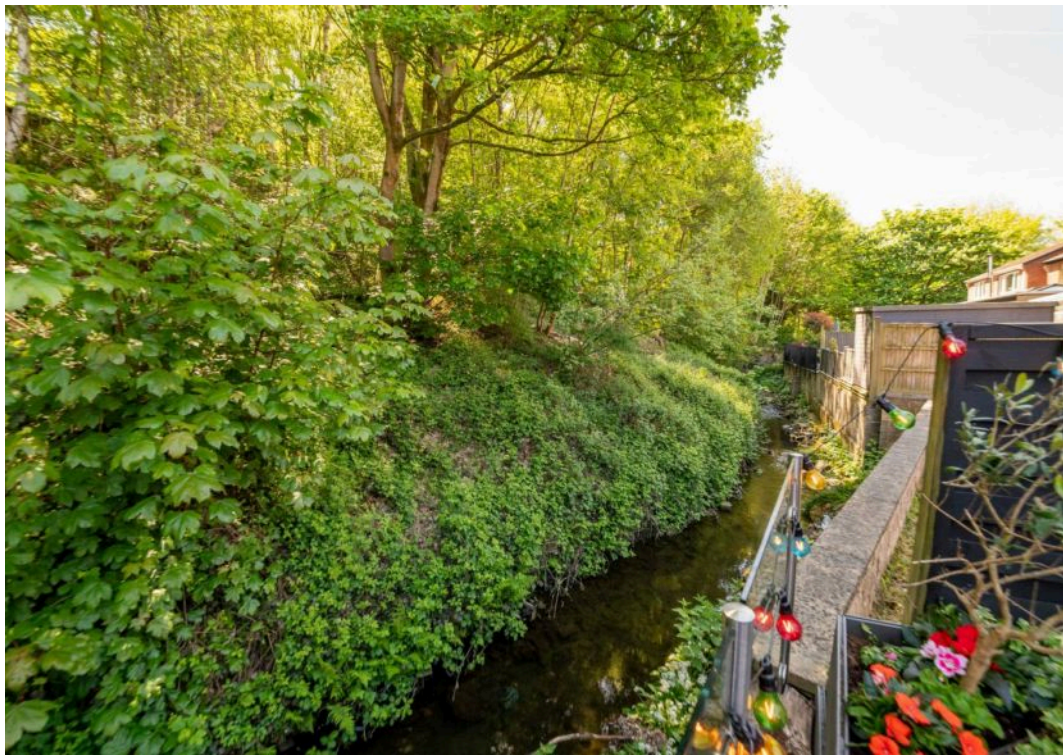
REAR GARDEN

Externally to the rear, the property enjoys a fabulous, enclosed and low maintenance garden which features a composite decked area ideal for al fresco dining, barbecuing and entertaining. There is a glazed balustrade which overlooks the River Dearne, and a pleasant tree-lined outlook. There is inset spotlighting in the soffits, a flagged pathway down the side of the property, an external up-and-down light, an external tap, and a hardstanding with space for a garden shed. The space has been adapted and utilised as an outdoor kitchen with window to the rear elevation, serving hatch to the side, and sliding door as access to the front. There are bespoke fitted units providing storage with a stainless steel sink unit and mixer tap, and provisions for a grill, pizza oven and the like.

DRIVEWAY

3 Parking Spaces





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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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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