

Rydean Lower Common Lane,  
Scissett HD8 9HL

PRICE  
£350,000



THIS UNIQUE 4 BEDROOM DETACHED 'UPSIDE DOWN' PROPERTY HAS BEEN LOVINGLY CARED FOR IN RECENT YEARS AND OFFERS SPACIOUS ACCOMMODATION AND FAR REACHING VIEWS TOWARDS EMLEY MOOR MAST FROM ITS WINDOWS. IT BENEFITS FROM A GARAGE, DRIVEWAY PARKING AND TERRACED REAR GARDEN AND IS POSITIONED IN A QUIET LOCATION CLOSE TO OPEN COUNTRYSIDE.

FREEHOLD / KIRKLEES COUNCIL TAX BAND E / ENERGY RATING: C

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 12'11" x 8'2" max**

You enter the property at road level through a white UPVC door with a large obscure glazed panel to the side, into a lovely light L-shaped hallway which has a staircase descending to the lower floor and doors leading to the lounge, guest W.C., garage and inner hallway.



### **INNER HALLWAY 4'11" x 2'4"**

This small inner hallway gives access to the kitchen and dining room and has an alcove offering a space for a large fridge freezer.

### **KITCHEN 11'10" x 8'10"**

This modern kitchen is light and airy courtesy of window to dual aspects, it has been designed to take advantage of the fantastic view. It is fitted with cream base and wall units, wood effect roll top worktops, dark green tiled splashbacks and a stainless steel sink with mixer tap. Cooking facilities comprise of a stainless steel range cooker with a gas hob and electric ovens with a stainless steel canopy extractor fan over. There is plumbing and space for a dishwasher. Wood effect laminate flooring completes the look. A door leads into the inner hallway where there is space for the fridge freezer.



### **DINING ROOM 12'11" x 11'10" max**

This charming dining room is of a good size and is currently used as a home office and dining space by the current owner, The large picture window offers fabulous views over the rooftops and countryside beyond. A door leads into the inner hallway.



### **GUEST W.C. / CLOAKROOM 3'5" x 7'11"**

This practical guest W.C. is located just inside the front door of the property and offers space to store coats besides housing a concealed cistern W.C. and vanity hand wash basin. The room is partially tiled with blue tiles and has natural light flooding in from an obscured window to the front. There is tile effect laminate flooring. A door leads into the entrance hallway.

### **LOUNGE 11'8" x 19'10" max**

Flooded with natural light from the bay window to the front and a set of sliding patio doors to the rear which open to give access to the balcony, this large lounge has a gas stove set into an alcove with a rustic wooden mantle as a focal point. There is an abundance of space to accommodate lounge furniture. The balcony has space for a bench or a bistro table for relaxing and enjoying the stunning view. A door leads to the entrance hallway.



### **LOWER FLOOR LANDING 7'6" x 19'1"**

A carpeted staircase with a varnished wood balustrade leads down to the lower floor landing. It is of a generous size and can accommodate items of freestanding furniture. There is an under stairs cupboard which offers storage and currently houses the tumble drier. Doors lead to the four bedrooms, house bathroom, laundry cupboard and shower room.

### **BEDROOM ONE 11'10" x 10'10" (not inc robes)**

This fabulous bedroom has a large window allowing natural light to enter and offering gorgeous valley views. The room benefits from fitted walnut effect wardrobes and there is further space for freestanding bedroom furniture. A door leads to the landing.



**BEDROOM TWO 11'10" x 11'10" max**

Positioned to the rear of the property, again with a large window maximising the lovely views, this neutrally decorated double bedroom has ample space to accommodate bedroom furniture. A door leads to the landing.



**BEDROOM THREE 11'10" x 8'11"**

Another light and airy bedroom with a rear facing window, once again offering fantastic views, this double bedroom has neutral decor and is spacious enough to accommodate freestanding bedroom furniture. A door leads to the landing.



### **BEDROOM FOUR 8'9" x 7'6" max**

This fourth bedroom has a front facing window and a UPVC stable style door which allows access to the garden. There is room for freestanding furniture. A door leads to the landing.



### **BATHROOM 7'7" x 8'9"**

This contemporary bathroom is fitted with a modern vanity style unit in graphite and white which offers cupboards for storage with an integrated hand wash basin and concealed cistern W.C. There is a freestanding white bath with a shower attachment and a walk in glass shower enclosure with a waterfall shower. The room is fully tiled with pale grey large tiles and there is grey wood effect LVT flooring. An obscure window allows a generous amount of natural light to enter. A chrome heated towel radiator completes the look. A door leads to the landing.



### **SHOWER ROOM 6'6" x 8'5" max**

This well appointed generous sized shower room is fitted with vanity furniture which incorporates storage with a concealed cistern W.C. and an integral hand wash basin with mixer tap. A double walk in shower enclosure with a thermostatic mixer shower gives a lovely luxurious feel. The room is fully tiled with pale grey tiles and there are dark grey contrasting ceramic tiles underfoot. Spotlights, an illuminated mirror and a chrome heated towel radiator complete the scheme. A door leads to the landing.



### **LAUNDRY CUPBOARD**

This large cupboard, which is accessed from the landing, not only houses the property's hot water cylinder but also has space and plumbing for a washing machine and shelves for storage.

### **GARAGE 8'8" x 16'0" max**

Accessed from the first floor landing this spacious garage has an electric door, power, light and houses the property's boiler besides offering a great storage space. A hatch gives access to the loft.

### **GARDENS & UNDERCROFT**

The property's gardens extend down both sides to reach a tiered garden which is on several levels which are walled and fenced for safety. There are lawns to two levels and mature shrubbery. A door gives access to a storage area underneath the house which is just perfect for storing gardening equipment.





### **FRONT & PARKING**

To the front of the property is a rockery style garden and a block paved driveway providing off road parking for two vehicles.

### **VIEWS**



## **MATERIAL INFORMATION**

TENURE: Freehold

ADDITIONAL COSTS: There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band E

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations to the property. There are no known structural defects to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to 100mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

### **AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY PROPERTIES**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



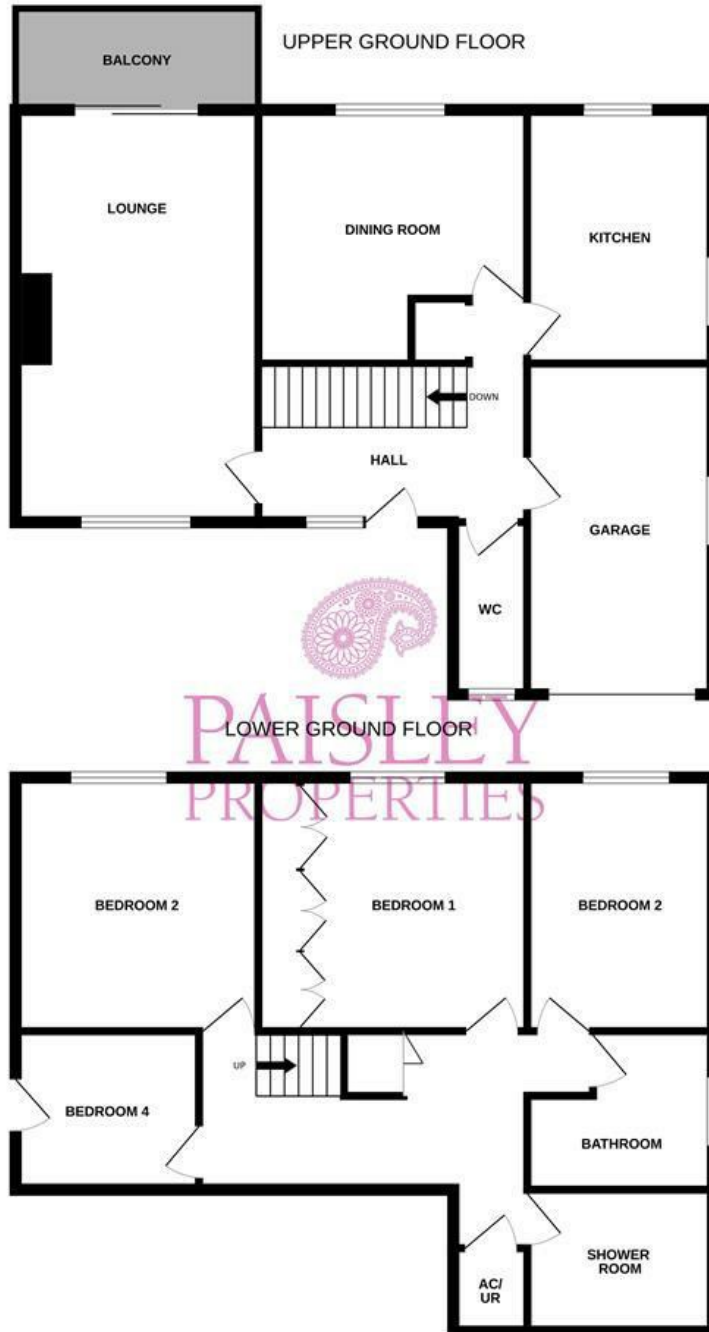
**PAISLEY MORTGAGES**

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

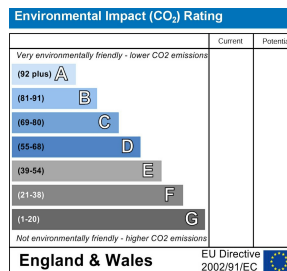
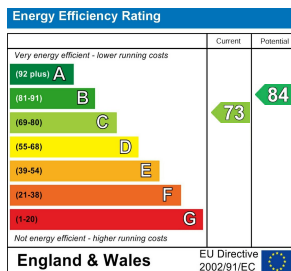
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



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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