

32 Blackthorn Way,  
Scissett HD8 9GU

OFFERS AROUND  
£290,000



POSITIONED ON A QUIET CUL-DE-SAC IN THE CENTRE OF SCISSETT VILLAGE, THIS WONDERFUL FIVE BEDROOM SEMI DETACHED TOWNHOUSE IS SITUATED OVER THREE FLOORS AND INCLUDES GOOD SIZED LIVING ACCOMMODATION, LOW MAINTENANCE REAR GARDEN WITH SUMMER HOUSE/ OUTDOOR BAR AND DRIVEWAY TO THE FRONT.

ENERGY RATING: C / COUNCIL TAX BAND: D / LEASEHOLD - GROUND RENT IS £10 PER YEAR

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a part glazed composite door into this large entrance hallway which has a side facing window and plenty of space to remove your coats and shoes. There is practical vinyl flooring and doors lead to the two bedrooms, shower room and utility room. A staircase rises to the first floor landing.

### **BEDROOM FOUR 17'4" max x 8'8" max**

Having been converted from the garage, this spectacular double bedroom could alternatively make a great study, home gym or play room and has a front facing window. A door leads to the entrance hallway.



### **BEDROOM FIVE 8'11" max x 10'8" max**

Another good sized double bedroom this time situated to the rear of the property with patio doors out into the garden. Currently used as a bedroom, this room could also lend itself to a variety of uses including a second sitting room or snug. A door leads to the entrance hallway.



### **UTILITY ROOM 7'0" max x 6'0" max**

This handy utility room is fitted with neutral base units, wood effect roll top work surfaces, brown tiled splash backs and a sink and drainer with mixer tap over. There is space/plumbing for a washing machine and tumble drier and the property's boiler sits to one corner. There is vinyl flooring, a door leads to the entrance hallway and an external uPCV door opens onto the garden.



### **SHOWER ROOM 9'6" max x 2'6" max**

This convenient ground floor shower room is installed with a three piece white suite including a shower cubicle, low level WC and pedestal hand wash basin with mixer tap. There are attractive tiles to the basin and shower cubicle, a side facing obscure glazed window allows natural light into the space and vinyl flooring finishes the room nicely. A door leads to the entrance hallway.



### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing which has dual aspect windows, doors to the lounge and dining kitchen and stairs which ascend to the second floor landing.

### **LOUNGE 15'4" max x 12'11" max**

Spanning the rear of the property, this fabulous living room has an abundance of space for freestanding furniture and is the perfect place to sit and relax with friends and family. There is a delightful Juliette balcony adding a dash of character and other windows allow further light to flow in. The room opens to the dining kitchen creating an open plan feel and a door leads to the landing.



### **DINING KITCHEN 8'9" max x 8'9" max**

This modern kitchen is fitted with a range of matte neutral wall and base units, wood effect roll top work surfaces, brown tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring gas hob with extractor fan, and dishwasher. To one side there is room for a dining table and chairs to enjoy meals with loved ones and a front facing window overlooks the cul-de-sac. A door leads to the landing.



### **SECOND FLOOR LANDING**

Stairs ascend from the first floor to the second floor which has doors to the three bedrooms, house bathroom and airing cupboard which houses the property's hot water tank.

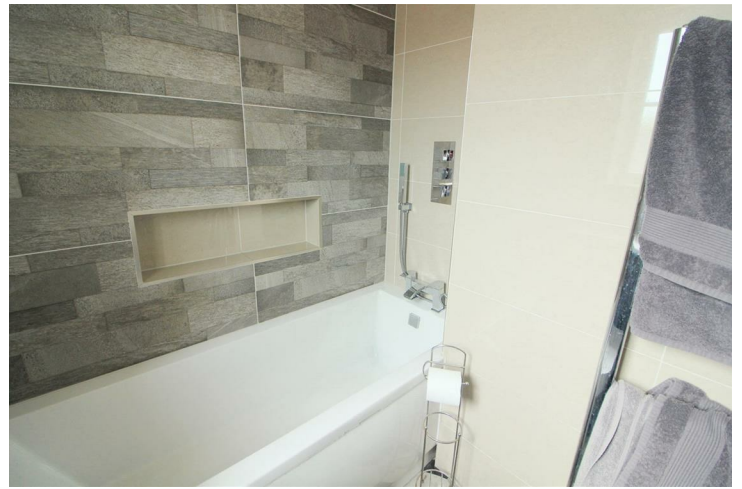
### **BEDROOM ONE 12'0" max x 13'6" max**

Located to the front of the property, this generous double bedroom is bursting with natural light courtesy of the large front facing window. There is neutral decor and doors lead to the en-suite and landing.



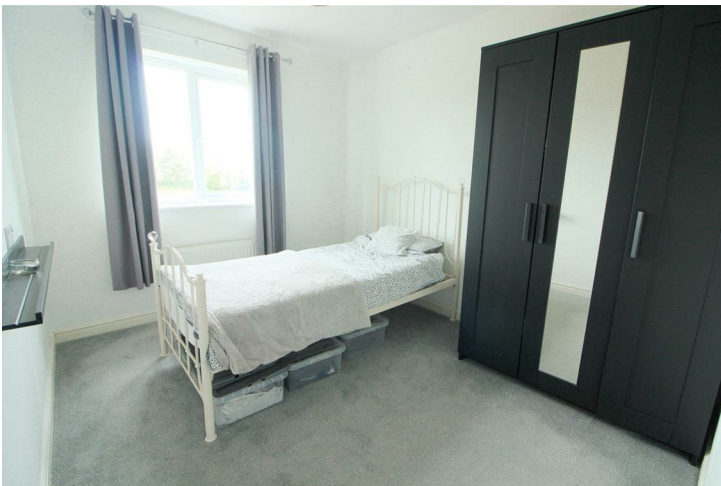
**EN-SUITE 6'0" max x 5'5" max**

Fitted with a three piece white suite including a bath with rainfall style shower over, vanity hand wash basin and concealed unit WC. The room is fully tiled with neutral wall tiles, there is a front facing obscure glazed window; vinyl flooring, spot lights and a door to the bedroom.



**BEDROOM TWO 10'2" max x 9'8" max**

Enjoying lovely views over the nearby play park and fields, this wonderful double bedroom is flooded with natural light and enjoys neutral decor throughout. There is a good amount of space for furniture and a door to the landing.



### **BEDROOM THREE 6'7" max x 10'1" max**

Also benefiting from the same pleasant views as bedroom two, this charming single bedroom would be ideal as a child's room or office and is very bright and airy. A door leads to the landing.



### **HOUSE BATHROOM 5'9" max x 6'8" max**

The bathroom is fitted with a stylish three piece white suite including a bath with rainfall style shower over, vanity hand wash basin and low level WC. The walls are part tiled with black and white tiles, there is grey tiled flooring and spot lights to the ceiling. A door leads to the landing.



### **REAR GARDEN AND outhouse**

To the rear of the property there is a fabulous enclosed garden which has access out to the play park and field. The garden is very low maintenance with a patio adjoining the property and a decked area which has a lawn and summer house / outdoor bar which is fantastic for entertaining.



### FRONT / PARKING

To the front of the property there is off road parking for approx two vehicles. A path leads down the side to the rear garden.

### VIEWS



**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**

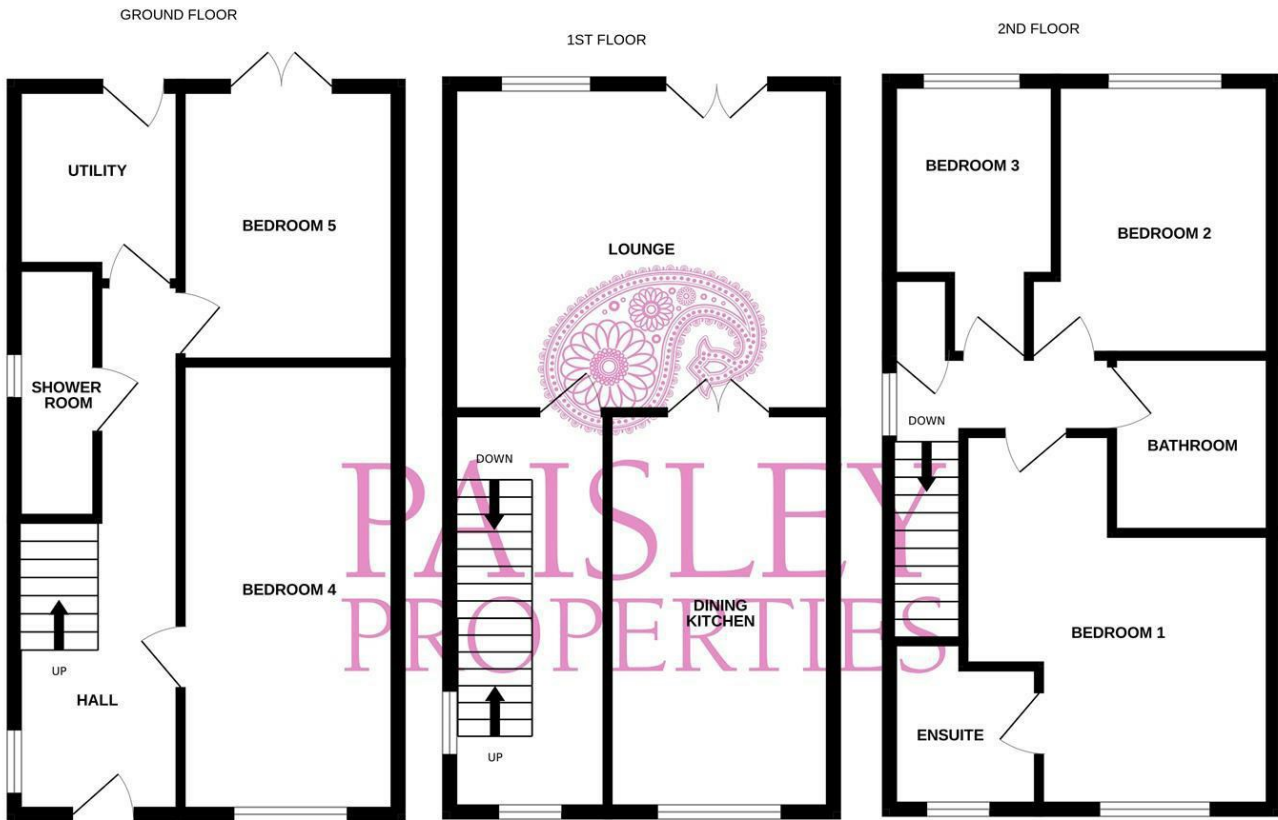
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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. \*

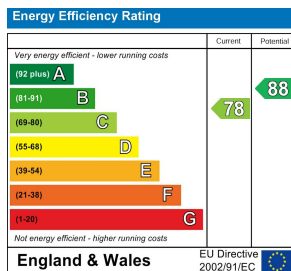
**PAISLEY SURVEYORS**

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.  
 Made with Metropix ©2023



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

**Almondbury Office:**  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

