

148 Wakefield Road,  
Scissett HD8 9HU

OFFERS AROUND  
£170,000



THIS TWO BEDROOM SEMI DETACHED STONE COTTAGE HAS SPACIOUS LIVING  
ACCOMODATION, LARGE GARDEN AND THE OPPORTUNITY TO ADD YOUR OWN STAMP.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING : D

PAISLEY  
PROPERTIES

### **KITCHEN 10'7" apx x 9'4" apx**

You enter the property through a part glazed oak effect uPVC door into the kitchen which is fitted with neutral shaker style wall and base units, a granite effect work surface, cream tiled splashbacks and a stainless-steel sink with drainer. There is a built in oven, four ring gas hob with fitted extractor hood and it also comprises of an integrated fridge freezer and space for a washing machine. There is ample space for a dining table and chairs, a front facing window overlooking the garden and the ceiling is fitted with spotlighting. A glazed door leading to the lounge.



### **LOUNGE 15'3" max x 12'3" max**

This characterful lounge has two timber ceiling beams and a chimney breast which houses a gas fire creating a cosy and comfortable place to relax. There are two windows with views over the side garden that also let in a generous amount of natural light. There is a large cupboard under the stairs which is ideal for storing household items and doors lead to the dining kitchen and hallway.



### **INNER HALL**

This inner hall has doors leading to the bathroom and lounge. A staircase ascends to the first floor landing.

### **BATHROOM 10'7" max x 5'4" apx**

Fitted with a four-piece white suite including bath, separate shower cubicle with mains fed shower, pedestal hand wash basin and a low level W.C this bathroom is a generous size. The lower half of the walls are tiled, there is a front facing obscure glazed window, ceiling spotlights and the door leads into the hallway.



## LANDING

Stairs ascend from the hall to the first floor landing which has doors leading to the two bedrooms. In addition there is a Velux window which offers an abundance of natural light.



## BEDROOM ONE 11'3" apx x 9'3" max

Located to the front of the property, this double bedroom has views over the garden from its window. There are fitted wardrobes, overhead cupboards and a handy alcove is fitted with a further clothes rail. There are doors leading to the en-suite and landing.



### **EN SUITE 7'1" apx x 2'4" apx**

Comprising of a white two-piece suite including pedestal hand wash basin with tiled splashback and low level WC, this useful space also has spot lighting to the ceiling and a door which opens to the bedroom.

### **BEDROOM TWO 7'6" max x 6'11" max**

This charming single bedroom has a window overlooking the front of the property and has space over the bulk head for storage. The room would make a wonderful child's bedroom, home office or hobby room and has a door leading to the landing.



### **FRONT/GARDEN**

There is a large lawned garden separated into two sections by a flagged pathway. A pebbled area sits to the left side of the property, perfect for a garden shed if required and there is a flagged patio area adjoins the kitchen and can comfortably accommodate outdoor furniture.



### **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**

Mandy Weatherhead 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 Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) 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.

GROUND FLOOR

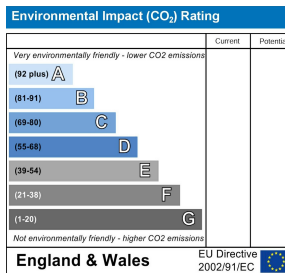
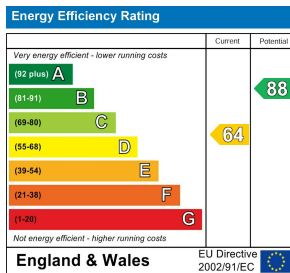


1ST FLOOR



PAISLEY PROPERTIES

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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