

104 Pilling Lane,
Scissett HD8 9LP

OFFERS AROUND
£425,000



THIS DECEPTIVELY SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM DETACHED PROPERTY BENEFITS FROM TWO LARGE DRIVEWAYS, A DOUBLE GARAGE AND FRONT AND REAR GARDENS.

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

PAISLEY
PROPERTIES

ENTRANCE PORCH AND HALL

You enter the property through a Upvc door into this welcoming entrance porch where there is ample space to remove and store coats and shoes and space for freestanding furniture if desired. The room has a front facing window with views over the front garden and beyond, enjoys neutral décor, has laminate flooring and an archway leads through to the inner hallway where there is a staircase leading to the first floor landing and doors leading to the lounge and breakfast kitchen.



LOUNGE 23'9" apx x 15'9" max

This generously sized lounge is flooded with natural light courtesy of the two large dual aspect windows and offers versatile space for both living and dining room furniture. The room is beautifully decorated in neutral tones and has doors leading through to both hallways.



INNER HALLWAY

Sitting in the centre of the property is an inner hallway which has doors leading to the lounge, breakfast kitchen, dining room, bedroom one and bathroom.

KITCHEN 11'11" apx x 10'10" apx

Fitted with light wood wall and base units with under unit lighting, black rolltop work surfaces, a stainless steel one and half bowl sink and tiled splashbacks, this light and airy breakfast kitchen also benefits from a breakfast bar offering space for high stools and informal dining. Included in the kitchen is an electric oven and combination microwave oven, induction hob, extractor fan and built in fridge. There is a side facing window, downlights, laminate flooring and glazed doors through to both hallways.



DINING ROOM 10'10" apx x 10'4"

Positioned to the rear of the property is a formal dining room which would alternatively make a perfect hobby room/playroom or home office. There are large sliding patio doors which provide access to the conservatory, laminate flooring and a door that leads back through to the hallway.



CONSERVATORY 23'7" apx x 10'7" apx

A superb addition to this property, this large conservatory spans the width of the property and currently houses a hot tub and sitting room furniture. With glazing to three sides including a sliding glazed door that leads in to the garden, this is the perfect place to sit and enjoy the outdoors from within. There is a fan ceiling light in addition to wall lighting, tiled flooring and doors which lead through to the utility room, garage and dining room.



UTILITY ROOM 9'1" apx x 6'11" apx

A good sized utility room is situated to the rear of the property with access from the conservatory. There is ample space for a free standing fridge freezer and other free standing furniture if desired. There are both base and wall units with grey work surfaces, sink and drainer and tiled splashbacks.

There is a window overlooking the rear garden filling the room with natural light along with ceiling spotlights, the décor is neutral with a tiled floor. A door leads to the conservatory.



BEDROOM ONE 14'1" apx x 9'2"

This ground floor bedroom benefits from a bank of fitted wardrobes to one wall with sliding doors and a window that looks out on to the conservatory and garden beyond. The room is tastefully decorated in neutral tones has ample space to accommodate bedroom furniture and has a door leading to the inner hallway.



DOWNSTAIRS BATHROOM 7'3" apx x 7'3" apx

A good sized bathroom comprising of a large corner bath with mixer tap and shower head fitting, a separate shower cubicle, sink over vanity unit and low flush toilet. There is a large storage cupboard and further storage within the vanity unit. The décor is neutral with tiled flooring, fully tiled walls and down lighters. A frosted window faces to the side of the house and a door leads out to the hallway adjacent to the downstairs bedroom.



LANDING 9'3" apx x 11'1" apx

Stairs lead from the hallway up to this good sized landing space which could easily accommodate a variety of different furniture items and could be used as a home office/ music space or play space. There are doors that lead through to the three bedrooms and shower room and two side facing windows which allow natural light to cascade down the staircase



BEDROOM TWO 16'0" apx x 13'11" apx

This generously sized king-size bedroom sits on the first floor and has plenty of natural light courtesy of the Velux skylight and front facing window. The room is decorated in neutral tones and has ample space for a range of different furniture and a door leads through to the landing.



BEDROOM THREE 14'2" apx x 9'5" apx

Positioned to the rear of the property this well proportioned double bedroom boasts fitted wardrobes and further under eaves storage cupboards. There is a rear facing window with a pleasing view out over the rear garden and a door leads to the landing.



BEDROOM FOUR 9'8" apx x 9'8" apx

A fourth double bedroom this currently houses twin beds but could accommodate a double bed and bedside tables. As with the other first floor bedrooms there is an angled ceiling and this room enjoys light pouring in through a Velux window. A door leads to the landing.



SHOWER ROOM 5'11" apx x 4'10" apx

Comprising of a three piece off white suite including double shower, pedestal hand wash basin and a low level W.C this room is fully tiled in decorative wall tiles, has a fitted storage cupboard, obscure glazed side facing window and tiled flooring. A door leads to the landing.



GARAGE AND DRIVEWAY

A double width long Resin driveway leads up to a double garage with electric up and over door. To the rear of the garage is a useful workshop space perfect for homing tools and garden equipment, and there is light and power.

A second Resin driveway provides further parking or is ideal for a caravan/motorhome.

FRONT GARDEN

The property sits behind a well maintained garden with mature shrub borders, artificial lawn and patio area suitable for housing a bistro set.



REAR GARDEN

Absolutely beautifully landscaped and cared for this south facing rear garden has two lovely patio areas, ideal for outdoor dining furniture, a manicured lawn, well stocked flower bed borders and a summer house. There is a further lawned garden down the side of the property and gated access to the front.



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 D

PROPERTY CONSTRUCTION:

Standard brick and block

Timber frame dormer 1995

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: None.

DISPUTES: There have not been any neighbour disputes.

BUILDING SAFETY: There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available. 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.

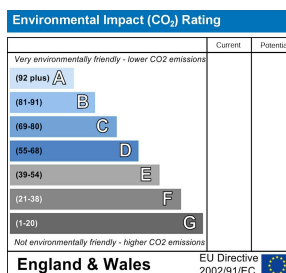
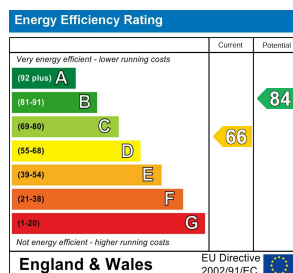
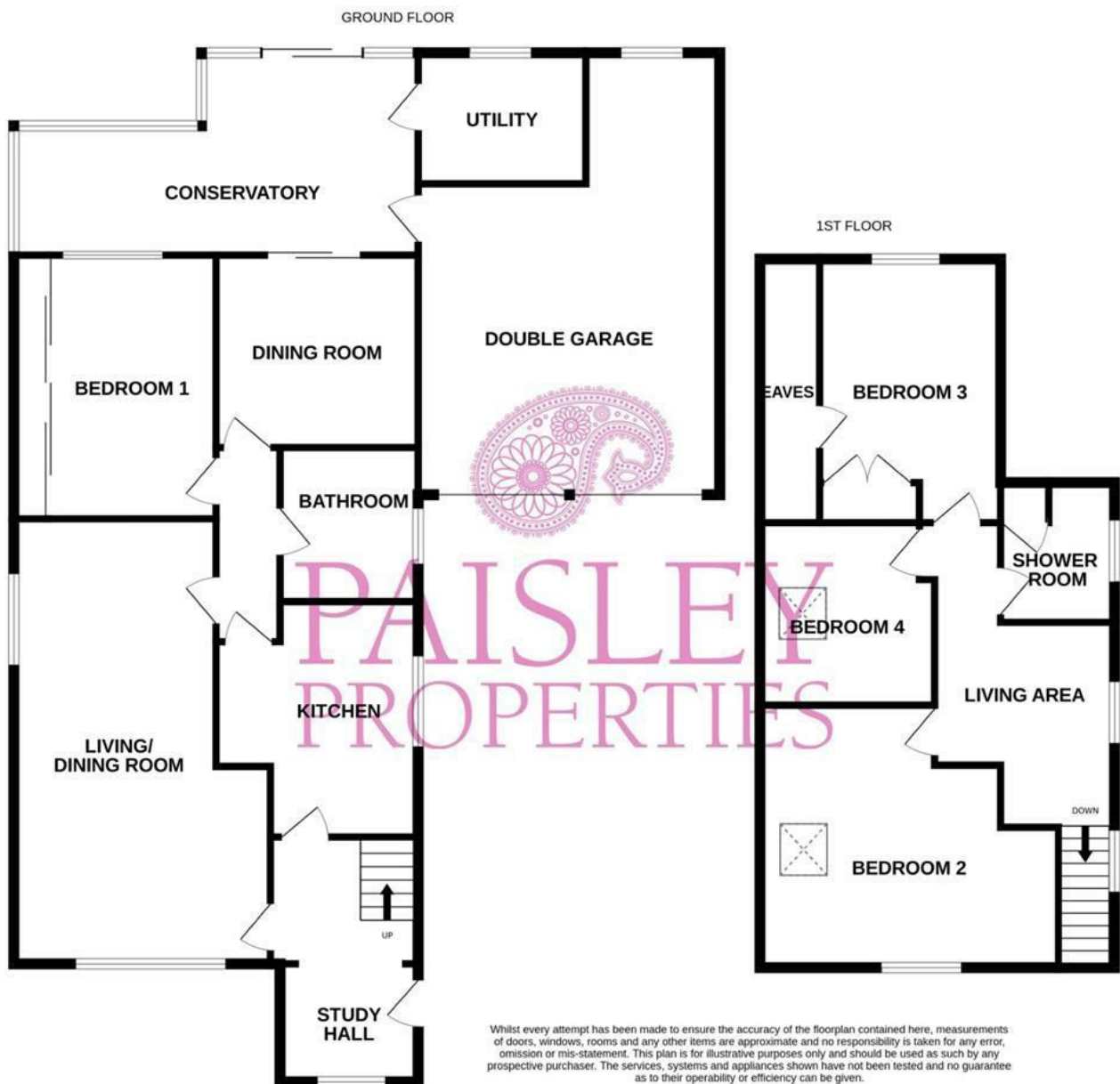
PAISLEY MORTGAGES

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 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 for a free, no obligation quote or for more information.



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

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