

23 Busker Lane,
Scissett HD8 9JU

OFFERS AROUND
£250,000



THIS WONDERFUL THREE BEDROOM SEMI DETACHED HOME HAS BEEN EXTENDED AND COMES WITH OFF ROAD PARKING, GARDENS TO THE FRONT AND REAR AND BOASTS BEAUTIFUL VIEWS.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING:D59

PAISLEY
PROPERTIES

ENTRANCE HALL 9'9" apx x 7'4" inc stairs

You enter the property through a uPVC door with stained glass detail into this welcoming entrance hallway. There is plenty of natural light courtesy of the two tall windows which sit either side of the door. The hall offers plenty of space for some freestanding furniture and also has a useful under stairs cupboard ideal for hiding away household items, coats and shoes. A staircase ascends to the first floor landing and glazed doors open to the lounge/dining room and kitchen.



LOUNGE 13'1" into bay x 12'1" apx

This generously sized lounge is open plan to the dining area and has an abundance of space for living room furniture. There is a lovely front facing bay window which looks out over the garden and neutral decor. A glazed door opens to the entrance hall.



DINING AREA 12'1" max x 10'1" apx

Sitting beyond the lounge is this dining area, which would also make a fantastic play area/workspace. The room can comfortably accommodate a table and chairs, has a feature fireplace with electric fire, marble effect and timber surround which sits upon the chimney breast and handy alcoves. Patio doors with glazing either side open to the garden and enjoy an outlook over the adjoining field. The space is open to the lounge making it an ideal for socialising and family life.



KITCHEN 15'1" apx x 7'3" apx

Fitted with a modern kitchen with white gloss wall and base units, contrasting black work tops, tiled splashbacks and a stainless steel sink and drainer with mixer tap this room has a built in electric oven, four ring electric hob and extractor fan alongside having space for a freestanding under unit fridge, freezer, washing machine and tumble dryer. There is a rear facing window with lovely views, additional side window, vinyl tile effect flooring and glazed door which leads to the entrance hall. An external uPVC door opens to the side of the property.



LANDING 7'11" apx x 7'6" apx

Stairs rise from the entrance hall to the first floor landing where there is a side facing window, doors leading to the three bedrooms, bathroom and a ceiling hatch providing access to the loft space.

BEDROOM ONE 11'1" apx x 10'3" + wardrobes

Positioned to the front of the house with a feature bay window this generously sized double bedroom benefits from a bank of fitted wardrobes with sliding mirrored doors. The room is decorated in neutral tones and has a door leading to the landing. Measurements extend from 3.38m to 4.06m into the bay.



BEDROOM TWO 10'4" + wardrobes x 10'2" apx

Boasting fabulous far reaching views from the rear facing window this good sized double bedroom also has a wall of built in wardrobes with sliding mirrored doors providing lots of storage. The room is decorated in soft tones and has a door leading to the landing.



BEDROOM THREE 7'3" apx x 6'2" apx

This single bedroom sits to the front of the property with a window looking out over the lane. The room would make a superb child's bedroom, study, hobby room or guest room and has a door leading to the landing.

BATHROOM 7'2" max x 7'1" max

Comprising of a contemporary three piece white suite including bath with shower attachment over, a hand wash basin and mixer tap which sits upon a vanity unit with drawer storage and a low level W.C this bathroom is fully tiled in attractive wall tiles and has vinyl tile effect flooring. There is a built in storage cupboard with white gloss doors, a modern white tall radiator, side facing obscure glazed window and a door leading to the landing.



OFF ROAD PARKING

There is a drive to the front of the property providing off road parking. To the side of the drive are steps which lead up to the front garden.

FRONT GARDEN

The property sits behind a paved garden with well stocked shrub/flower bed borders. There is space here for seating, pots and planters. A path leads to the front door and wraps out the side of the property.





REAR GARDEN

This charming paved garden offers ample space for a range of outdoor furniture and adjoins open fields making it a private sanctuary. There is space for a garden shed and a path leads down the side of the property to the front garden.



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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Driveway

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 1000mbps

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.

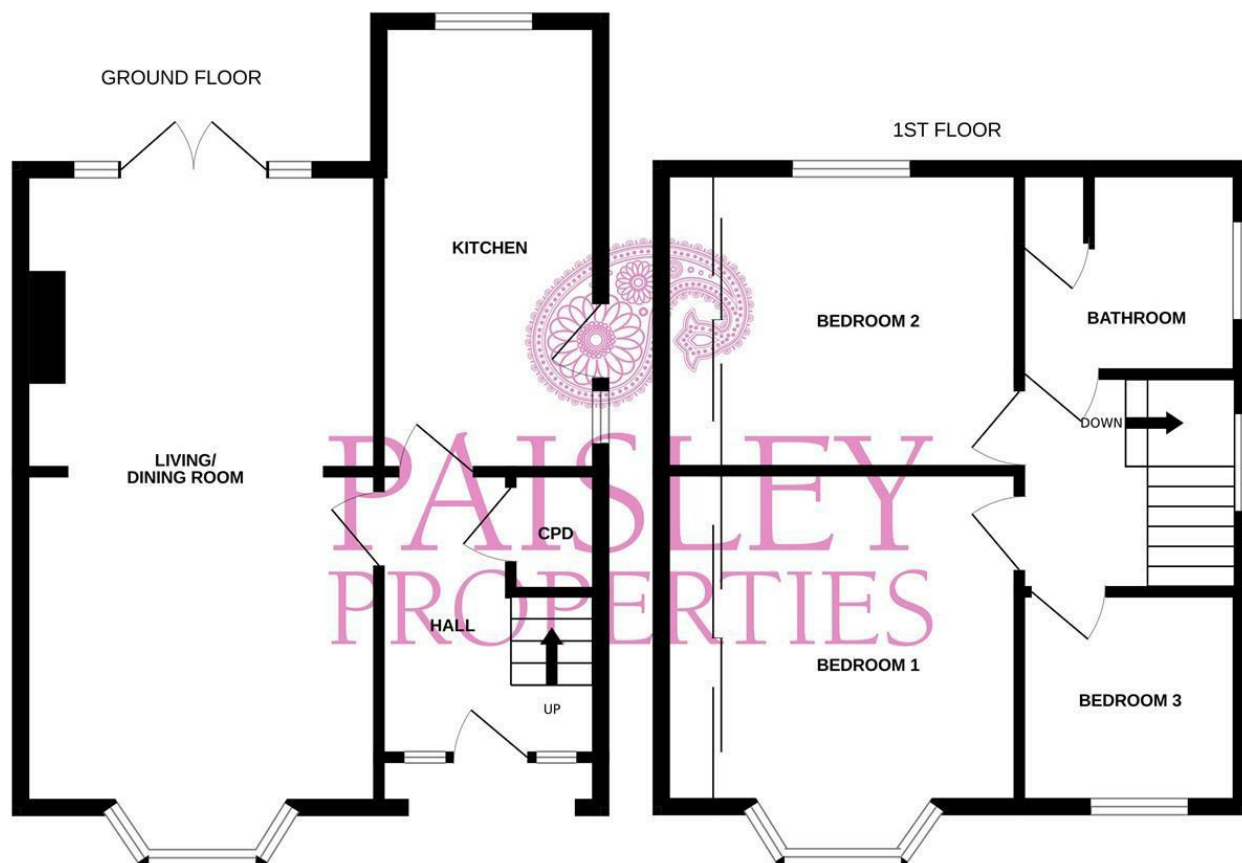
PAISLEY MORTGAGES

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.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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