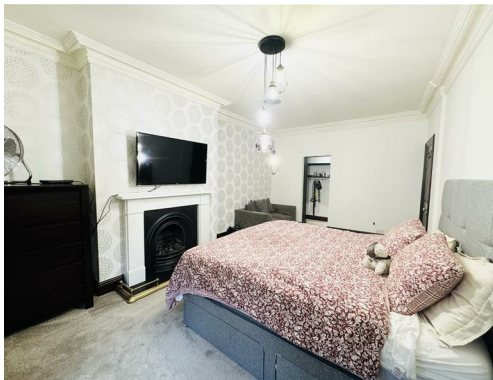


171-173 Wakefield Road,
Scissett HD8 9JL

OFFERS AROUND
£450,000



THIS ATTRACTIVE FIVE BEDROOM DETACHED HOME PROVIDES SPACIOUS LIVING ACCOMMODATION, OPEN PLAN LIVING DINING KITCHEN AREA, TWO FURTHER RECEPTION ROOMS AND ENCLOSED REAR GARDEN ALONG WITH PERMIT PARKING AND A LARGE GARAGE SUITABLE FOR MULTIPLE VEHICLES.

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

PAISLEY
PROPERTIES

This beautiful detached family home offers spacious accommodation over three floors briefly comprising:- entrance hallway, fabulous dining living kitchen, two further reception rooms, a ground floor W.C, extensive cellars, five good sized bedrooms, the master benefitting from a walk in wardrobe and en suite and there are two house bathrooms. To the front there is a low maintenance garden ideal for pots and to the rear there is a patio area and enclosed lawn with a detached double garage. There is permit parking for multiple vehicles and visitor permits available. The property is conveniently located in the sought after village of Scissett, which has a well-regarded primary and middle school, alongside a selection of shops, pubs and restaurants. The property is also perfectly located for those needing to commute to surrounding towns and cities, with the M1 only a short distance away.

ENTRANCE HALL

You enter the property through a timber door into this welcoming entrance vestibule which is the ideal place to take off your outdoor coats and shoes. A door leads to the living dining kitchen.

LIVING DINING KITCHEN 31'2" x 13'10" max

This spacious living dining kitchen spans the width of the property and enjoys lots of space for entertaining, relaxing and family time alike. Windows to the front and side fill the room with natural light. To one side of the room is the impressive kitchen area with grey shaker style wall and base units which are complimented by wood effect worktops, attractive tiled splashbacks and a Belfast style sink with mixer tap. There is space for a range style cooker and integrated appliances include two under counter fridges and a dishwasher. The kitchen island is the ideal place for informal meals and socialising and to the opposite side of the room is the fantastic living room which has a beautiful multi fuel burner creating a nice focal point for the room. Wood effect laminate flooring flows from the entrance vestibule through this space while pendant and spot lighting complete the room. Doors lead to the entrance vestibule and rear hall.





REAR HALL

This stylish rear hall gives access to the formal dining room, living room, W.C, cellars, garden and kitchen and stairs lead to the first floor landing.

DINING ROOM 13'10" x 11'4" max

This lovely dining room sits at the rear of the property and has plenty of space to accommodate a formal dining table and chairs. There is beautiful bespoke wooden cabinetry providing excellent storage for household items



LIVING ROOM 11'5" x 23'3" max

This attractive, bright and airy lounge benefits from a lovely orangery to one side providing an abundance of natural light for this room. The orangery benefits from a bank of bi-fold windows which can be opened to create a good link to the garden. To the opposite end is a fabulous library with a large bank of shelves, the ideal place to store and display books and trinkets. There is plenty of space for freestanding furniture and being neutrally decorated it is the perfect place to relax and unwind. A door leads to the rear hall.



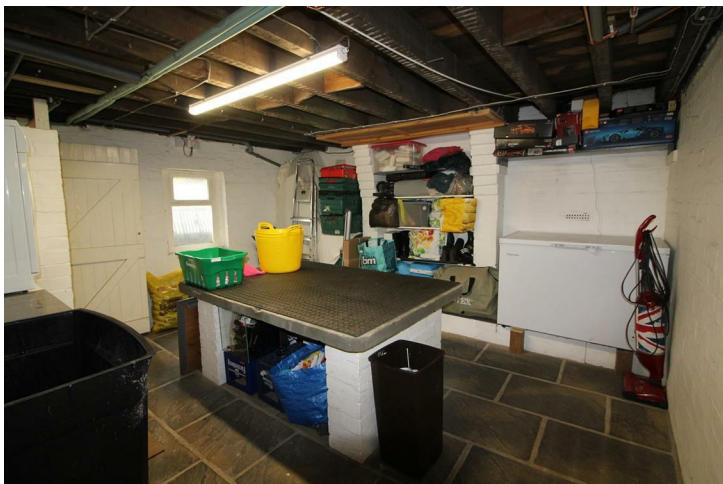
GROUND FLOOR W.C. 6'1" x 2'11"



Located within easy reach of the ground floor rooms, this downstairs WC has a white low-rise WC and vanity unit hand wash basin. A door leads through to the rear hall.

CELLAR

Steps lead down from the rear hall into the extensive cellars which have power and light. Divided into three rooms there is plumbing and space for a washer and dryer along with a sink with mixer tap. This space is a room ideal for use as a workshop and one of the rooms is currently being used as a home gym and has a collection of wooden wall and base units for storage.





FIRST FLOOR LANDING 28'5" max x 5'10" max

Stairs ascend from the rear hall into this spacious first floor landing which has a window flooding the space with natural light. Doors lead to three bedrooms and the house bathroom and stairs ascend to the second floor landing.



BEDROOM ONE 11'6" x 18'6" max

This brilliantly proportioned double bedroom is situated at the front of the property with a window allowing natural light to fill the room. The room has ample space for freestanding furniture and like the rest of the house benefits from tasteful decor. The room is open to the fabulous dressing area which leads to the door for the en-suite and there is a door to the landing.

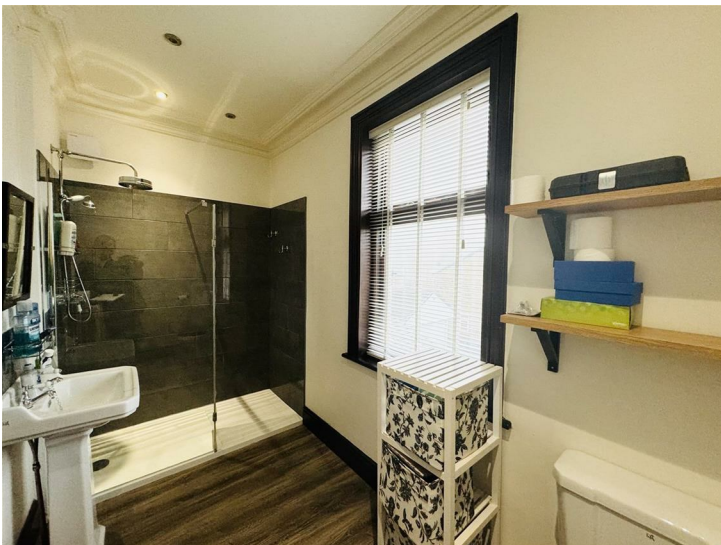


DRESSING AREA

This fantastic dressing area has an array of storage options for clothes and shoes. There are multiple areas for hanging and shelves for storage. A door leads to the en-suite.

EN-SUITE 11'5" x 5'6"

This stylish en-suite comprises of a double shower cubicle with fixed glass screen, thermostatic shower, white pedestal hand wash basin and white low-rise WC. An obscured window provides the room with natural light, there are attractive grey tiles around the shower and sink, along with wood effect vinyl flooring which completes the look. A door leads through to dressing area.



BEDROOM TWO 12'11" x 11'4" max

This fantastic second bedroom is located at the rear of the property and a window looks out over the rear garden. There is ample space for freestanding furniture. A door leads through to the first floor landing.



BEDROOM THREE 12'11" x 10'6" max

Situated at the front of the property, this lovely double bedroom provides ample space for freestanding furniture, there is a stylish Victorian fireplace which makes a nice focal point for the room and a door leads to the first floor landing.



HOUSE BATHROOM 6'1" x 8'11" max

This lovely bathroom is completed in a traditional style and the white suite comprises of a bath with chrome taps and handheld shower attachment, a pedestal hand wash basin and a low level WC. Partially tiled with white tiles around the bath and sink, an obscured glass window allows light to filter in and a door leads to the first floor landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor landing to the second floor where doors lead to the two bedrooms and shower room.

BEDROOM FOUR 17'3" x 11'8" max

This lovely room could accommodate a double bed if required and benefits from a Velux window and hard wood flooring. A door leads to the second floor landing.



BEDROOM FIVE 8'6" x 17'11" max

This good sized bedroom has hard wood flooring underfoot and a Velux window. There are attractive fitted wardrobes to one side providing excellent storage and a door leads to the second floor landing.



SHOWER ROOM 8'0" x 5'10" max

This lovely shower room serves the top floor bedrooms and comprises of a pedestal sink, low level W.C and a shower cubicle with electric shower. The walls are fully tiled in white tiles with a pretty design, there is vinyl flooring and a Velux window. A door leads to the second floor landing.



REAR GARDEN GARAGE AND PARKING

Sitting behind the property is a good sized, enclosed garden with a pretty patio adjoining the house making this the ideal place for garden furniture. There is a good sized lawn and a further patio to the rear of the garden which benefits from a pergola and is the ideal place for al fresco dining.

The detached garage has power, light and an automatic door. There is ample space to park two vehicles one behind the other.

To the side of the property is a quiet permit parking street, permits cost £15 for the life of the vehicle and there is no limit to how many you can have. Designated visitor permits are also available. Permit parking can also be found on the road in front of the property.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: PARKING PERMIT
COUNCIL AND COUNCIL TAX BAND: D

PROPERTY CONSTRUCTION: BRICK

PARKING: PERMIT PARKING

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile - FIBRE AVAILABLE

BUILDING SAFETY: NONE KNOWN

RIGHTS AND RESTRICTIONS: NONE KNOWN

FLOOD & EROSION RISK: NOT A FLOOD RISK

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS: NONE KNOWN

PROPERTY ACCESSIBILITY & ADAPTATIONS: NONE KNOWN

COAL AND MINEFIELD AREA: NONE KNOWN

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 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. *

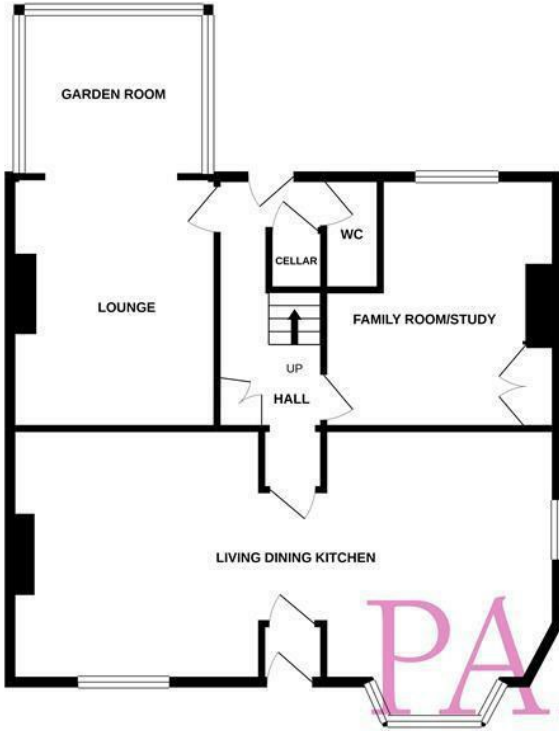
PAISLEY PROPERTIES

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.

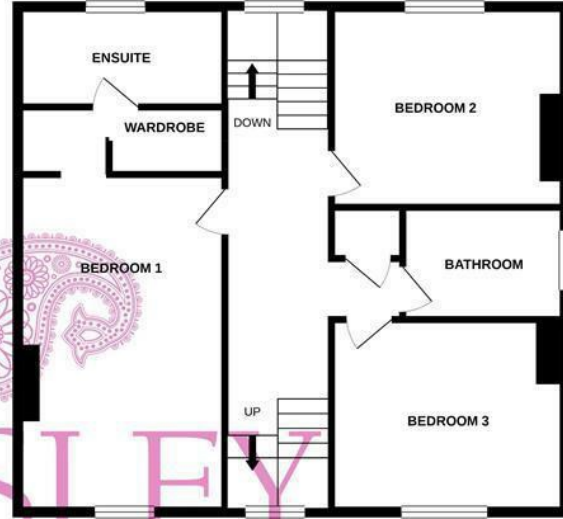
PAISLEY SURVEYORS

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.

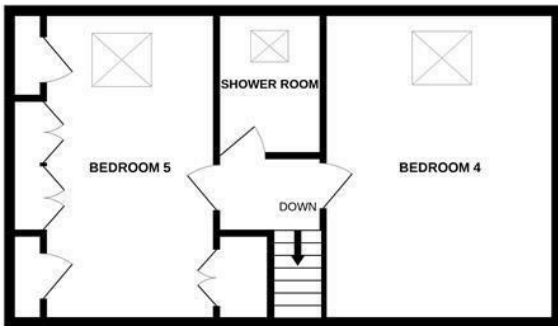
GROUND FLOOR



1ST FLOOR

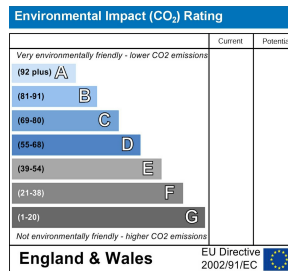
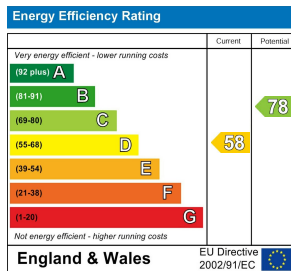


2ND FLOOR



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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