



8

**Water Street
Scissett, Huddersfield
HD8 9JG**

OFFERS AROUND £125,000

PRESENTED TO A HIGH STANDARD IS THIS TWO BEDROOM MID TERRACED HOUSE WITH A GARAGE PROVIDING OFF ROAD PARKING, LARGE CELLAR/UTILITY AREA AND AN INVITING LOUNGE KITCHEN WITH FEATURE FIREPLACE. EPC RATING: C72

The Estate Agent that works

CONTACT US AT ONE OF OUR OFFICES:

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www.paisleyproperties.co.uk



**PAISLEY
PROPERTIES**

LOUNGE KITCHEN 18'0" approx x 14'7" approx



You enter the property through a part glazed uPVC door into this beautiful lounge kitchen. This room has been restored to a high standard and benefits from neutral decor and a feature fireplace lined with grey tiles and a cream electric stove effect fire. The kitchen area sits at the front of the property and has wooden wall and base units with chrome handles, a wood effect laminate worktop and a black tile splash back ties these together. There is ample space for an under-counter fridge and the kitchen has a built in single oven with black electric hob and a stainless steel extractor fan sits above. A white uPVC window enjoys views over the front garden, a door leads through to the cellar and stairs ascend to the first floor landing.

CELLAR 14'7" approx x 6'5" approx

This good sized cellar is accessed from the lounge and is an excellent space for storage of household items. It also benefits from having plumbing for a washing machine so can be easily used as utility area. The boiler is also located here.



FIRST FLOOR LANDING 6'2" approx x 2'8" approx

Stairs ascend from the lounge to the first floor landing which has neutral decor and a coordinating beige carpet. A hatch provides access to the loft space and there is an airing cupboard that is an excellent space for storage of bed linen or towels alike. There are spotlights in the ceiling and doors lead through to bedroom one, bedroom two and the house bathroom.

BEDROOM ONE 12'0" approx x 8'11" approx

Situated to the front of the property is this lovely double bedroom that has ample space for freestanding furniture and a white uPVC window enjoys views over the front garden. Neutrally decorated and with a beige carpet this room is simple yet stylish. There is pendant lighting and a door leads through to the first floor landing.



BEDROOM TWO 12'2" approx x 5'7" approx

Again, enjoying views over the front garden, this good sized single bedroom has ample space for freestanding furniture and benefits from the same neutral decor as bedroom one. There is pendant lighting and a door leads through to the first floor landing.



HOUSE BATHROOM 5'8" approx x 5'7" approx

The bathroom boasts a three piece white suite which includes a bath with chrome waterfall tap and shower attachment, pedestal hand wash basin with chrome taps and a low rise W.C. Stylish cream wall tiles give this bathroom a contemporary feel and grey tile effect vinyl lines the floor. There is a circular sky light and spotlights provide extra lighting. A door leads through to the first floor landing.



GARDEN AND GARAGE

To the front of the property sits this mature enclosed garden with a lawn and a flower bed surrounding it. There is a flagged patio area that has ample space for outdoor furniture and a garden path leads to steps that ascend to the front door.

Opposite the property, there is the added benefit of a single garage with two additional store rooms. This garage could easily house a car and currently has a workbench set up at the rear.



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.

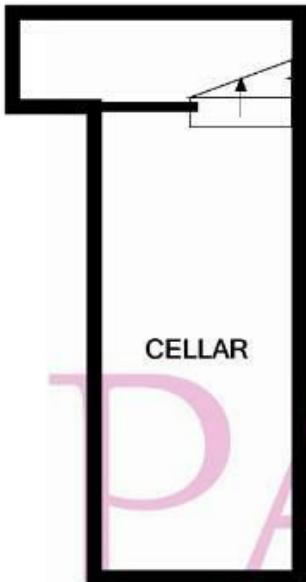
PAISLEY PROPERTIES

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.

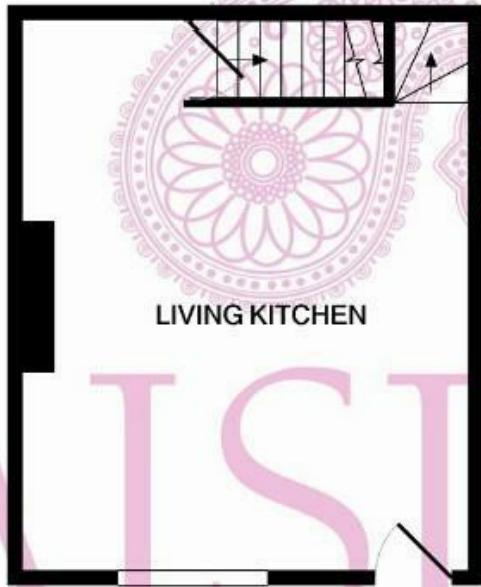
PAISLEY MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an appointment.

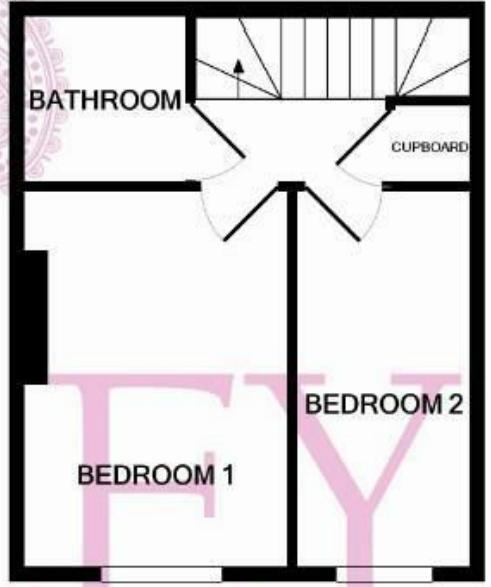
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR

PAISLEY PROPERTIES

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	72	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91
(81-91) B	74	
(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		