Martin Thornton
ESTATE AGENTS

5 The Mall
Salendine Shopping Centre
144 Moor Hill Road
Huddersfield
HD3 3XA

martin-thornton.com
01484 508000



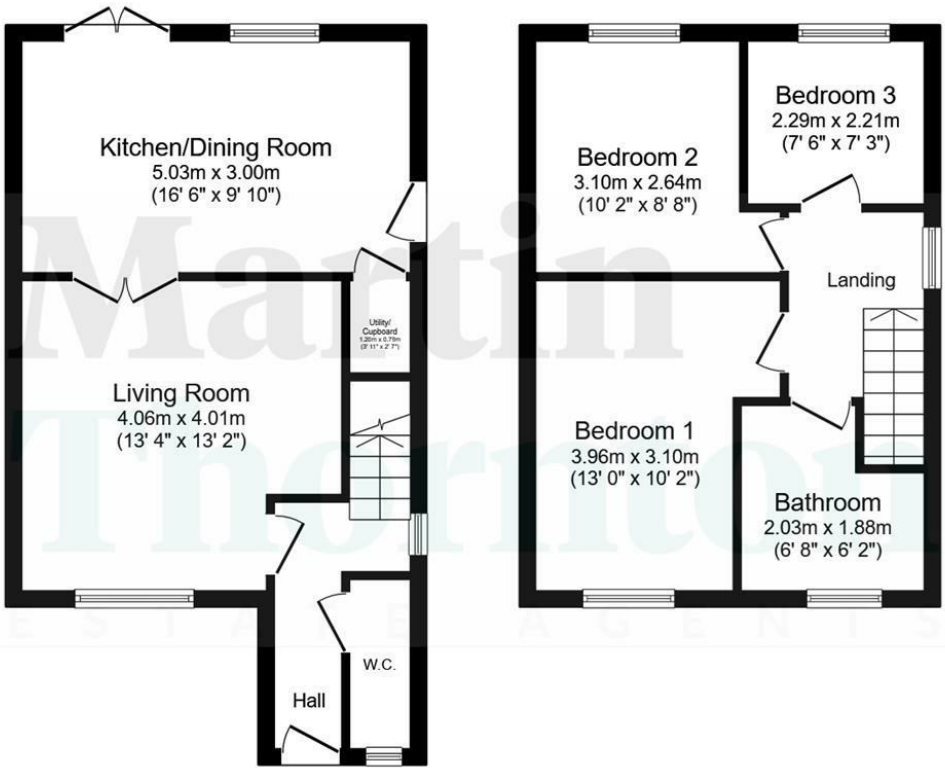
Wickleden Gate, Scholes Holmfirth,

Offers over £300,000

This three-bedroom semi-detached home enjoys a cul-de-sac setting in this ever popular village within the Holme Valley. It offers ideal sized family accommodation and comprises an entrance hallway, downstairs WC, good-sized living room, dining kitchen with integrated appliances and a useful under stairs utility cupboard. On the first floor are three bedrooms and a house bathroom. The property has a gas-fired central heating system and recently fitted uPVC double-glazed windows. Externally, there is a block paved driveway and a garage. The rear garden enjoys a wooded backdrop and has decking and paving, perfect for outdoor eating and entertaining. Offered with the benefit of no upward chain.

Wickleden Gate, Scholes Holmfirth,

Floorplan



Ground Floor
Floor area 39.4 sq.m. (424 sq.ft.)

First Floor
Floor area 35.8 sq.m. (385 sq.ft.)

Total floor area: 75.1 sq.m. (808 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Details

Entrance Hallway
A composite door with an opaque glazed panel gives access to the entrance hallway, which has a tiled floor and a staircase leading to the first floor accommodation. There is a side uPVC window, a radiator and access to the downstairs WC.

Downstairs WC
This room houses a stylish two-piece suite comprising a rectangular trough style hand basin with storage beneath and a low-level WC. There is an illuminated mirror, tiling to the walls and floor, an opaque uPVC window and a radiator.



Living Room
This good-sized room is positioned at the front of the property and is light and bright, with neutral decor and carpeting. It has uPVC windows to the front elevation, plenty of space for furniture, two radiators and provision for a wall-mounted TV. Timber and glazed doors lead through to the dining kitchen.



Wickleden Gate, Scholes Holmfirth,

Details

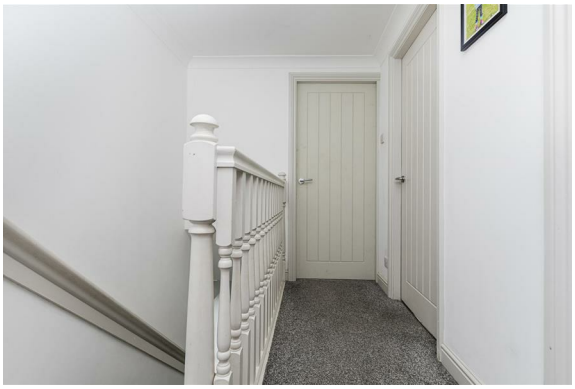
Dining Kitchen

This stylish room is positioned at the rear and runs the full width of the property. The kitchen area has units to high and low levels with worktops extending to create a breakfast bar, a sink unit and brick style splashbacks. Integrated appliances include a four-ring gas hob with ceiling mounted illuminated filter hood, fan oven, fridge and freezer. The washing machine is concealed in the under stairs storage cupboard/utility. The dining area can accommodate a good sized table or provide additional sitting areas. French style uPVC doors open out onto the rear decking. There is ceiling downlighting, coving, a radiator, uPVC windows and an external side door.



First Floor Landing

A staircase from the hallway rises to the first floor landing, where there is spindle balustrading and a side uPVC window. There is access to the loft area, which has boarding and lighting.



Wickleden Gate, Scholes Holmfirth,

Details

Bedroom One
This large double bedroom is positioned at the front of the property, with plenty of space for furniture, coving to the ceiling and a radiator. A uPVC window provides natural light.



Bedroom Two
This rear-facing double bedroom has uPVC windows enjoying a view with a wooded backdrop. There is plenty of space for furniture, coving to the ceiling and a radiator.



Bedroom Three
This good-sized single bedroom is rear facing, with a similar outlook to that of bedroom two via a uPVC window. There is coving to the ceiling and a radiator.



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Details

House Bathroom

The bathroom has a white three-piece suite. The P-shaped bath has a shower screen, a waterfall style shower fitting and a hand-held shower attachment. The hand basin has a storage cupboard beneath and the WC has a concealed cistern. There is an illuminated mirror, tiling to the walls and floor, ceiling downlighting, an extractor fan and a radiator. The room has a uPVC window.



External Details

In front of the property, there is a gravelled area for ease of maintenance, perfect for tubs, pots and planters. On the right-hand side, a block paved driveway provides off-road parking and steps lead up to the side door, leading into dining kitchen. There is a garage and a timber gate to the side, leading to the rear garden. The rear garden has paving and decking, creating a lovely outdoor eating and entertaining area. Beneath the decking is a useful storage area. There is also external lighting and water.



Garage

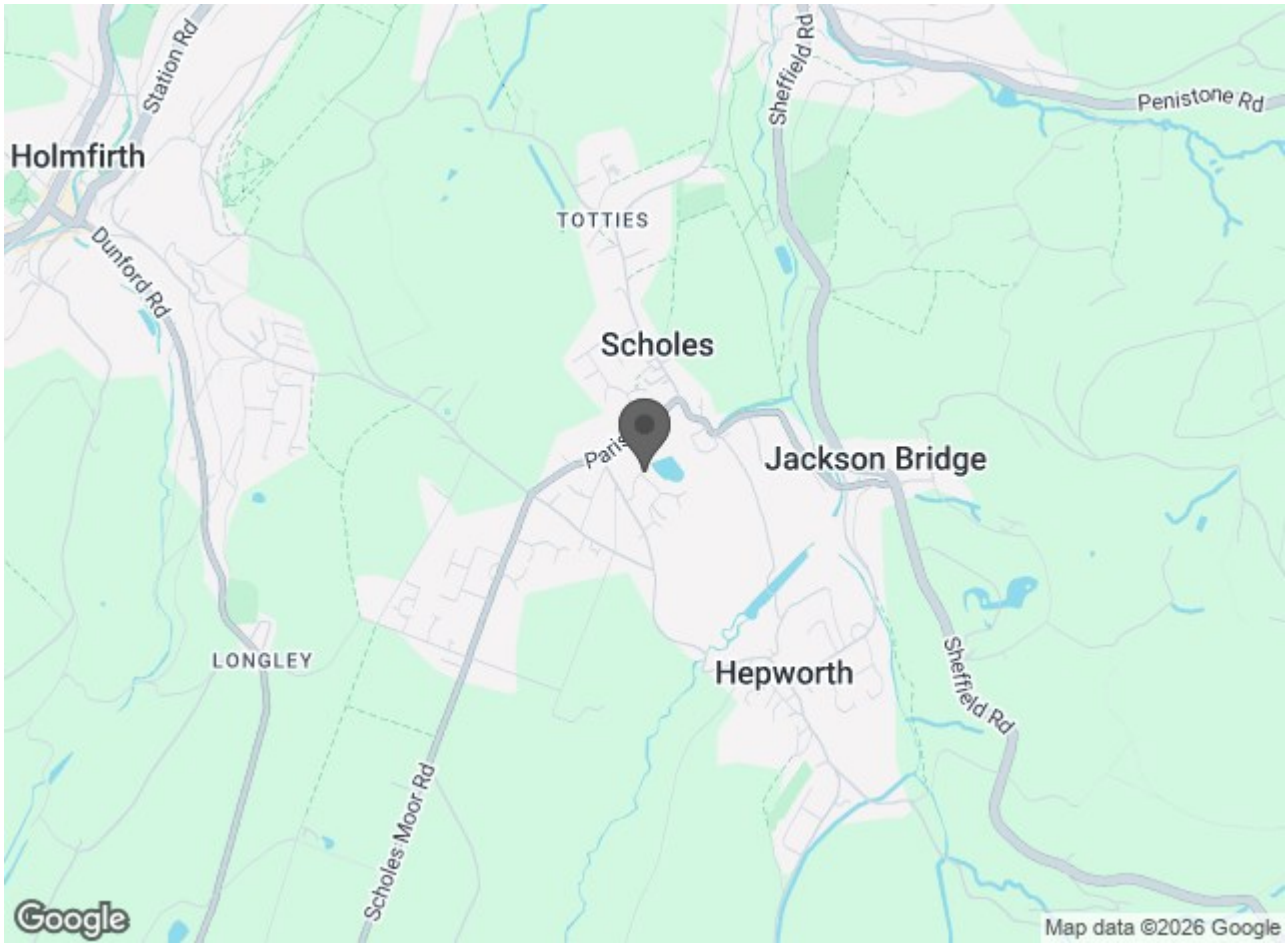
The garage has a recently new, up-and-over door, along with power and light.

Tenure

The vendor informs us that the property is freehold.

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Holmfirth,

Directions



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