

8 Heritage Court,
Scissett HD8 9WN

OFFERS AROUND
£230,000



THIS WELL PRESENTED TWO DOUBLE BEDROOM END TERRACE PROPERTY BOASTS
AN ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR TWO VEHICLES.

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

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a part glazed composite door into the entrance hall which has plenty of space to remove and store coats and shoes. There is LVT wood effect flooring and doors open to the W.C and lounge.

DOWNSTAIRS W.C 3'11" apx x 5'6" apx

This good sized W.C is fitted with a wall mounted hand wash basin with mixer tap, tiled splash back to the basin and a low level W.C. The room has space for freestanding storage if required and the LVT flooring flows through from the entrance hallway. A door leads to the hall.



LOUNGE 15'10" apx x 9'10" apx



This generously sized lounge has ample space to house a range of freestanding furniture and has a front facing window which fills the room with natural light. The room is neutrally decorated with a lovely feature wall and has a useful under-stairs cupboard providing handy additional storage. Doors lead to the dining kitchen and entrance hall. A spindled staircase ascends to the first floor landing.



DINING KITCHEN 14'2" max x 8'7" apx



This wonderful dining kitchen is fitted with a range of modern cream and wood effect wall and base units, granite effect work surfaces with matching up-stands and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, washing machine, electric double oven and four ring gas hob with extractor fan over. There is space for a dishwasher if needed. To the other end of the room there is ample space for a dining table and chairs, making this a superb space for socialising with friends and family, and the room is flooded with natural light courtesy of the rear facing window and French patio doors which open onto the patio. LVT wood effect flooring completes the room nicely and a door leads to the lounge.



FIRST FLOOR LANDING

Stairs ascend from the lounge to the first floor landing where there are doors leading to the two bedrooms and a ceiling hatch providing access to the loft space.

BEDROOM ONE 11'1" apx x 10'2" apx



Located to the rear of the property, this bright and airy double bedroom boasts lots of space for bedroom items and enjoys views over the garden and beyond from its window. Doors lead to the over-stairs cupboard which provides excellent storage and could be fitted with hanging rails if required, the en-suite shower room and landing.

EN-SUITE SHOWER ROOM 8'0" apx x 3'6" apx



Fitted with a three piece white suite including a shower cubicle with mains fed shower and folding glazed door, wall mounted hand wash basin with mixer tap and a low level W.C this modern shower room is partially tiled with neutral wall tiles and has a rear facing obscure glazed window. There is a chrome heated towel rail, wood effect flooring and a door leading to bedroom one.

BEDROOM TWO 8'10" apx x 12'0" apx



This is another fantastic double bedroom which is neutrally decorated and has a bank of fitted wardrobes to one wall with mirrored sliding doors. There is a large front facing window and copious amounts of space for bedroom items. Doors lead to the en-suite and landing.

EN-SUITE BATHROOM 6'3" apx x 5'7" apx



This contemporary en-suite bathroom is fitted with a bath with shower over, wall mounted hand wash basin with mixer tap and low level W.C. The walls are partially tiled in attractive tiles, there is a chrome heated towel rail, wood effect flooring and a door which leads to bedroom two.

OFF ROAD PARKING AND SIDE



To the front of the property there are two allocated parking spaces and a electric car charging point. A few steps lead up to the front door and a path wraps around the side of the property where there is space to store the bins. A gate provides access into the rear garden.

REAR GARDEN



To the rear of the property there is a beautiful enclosed garden which has a large patio adjoining the property allowing for outdoor dining. The patio is followed by a generous lawn and decked seating area to one corner. There is a garden shed which provides useful storage for garden items. A timber gate provides access to the front.



MATERIAL INFORMATION - PAISLEY

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees

PROPERTY CONSTRUCTION:

Standard

The property has a new build warranty on it through NHBC.

PARKING:

On Street Parking / Resident Permit / Shared Parking

RIGHTS AND RESTRICTIONS:

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations to the property. 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 xxx Mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES - PAISLEY

AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

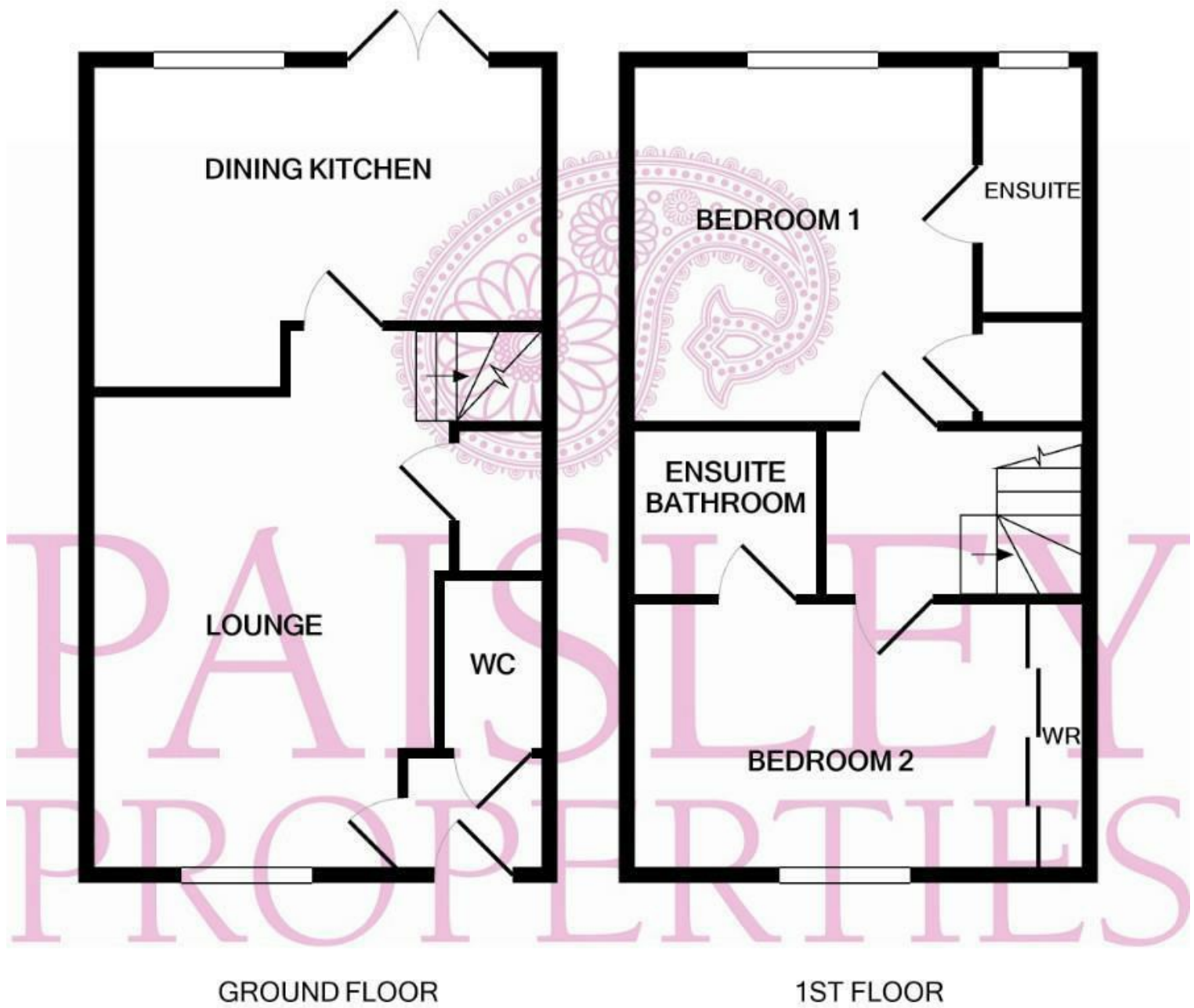
PAISLEY PROPERTIES - PAISLEY

Paisley Properties 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.

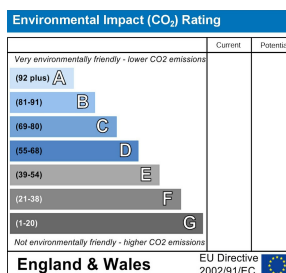
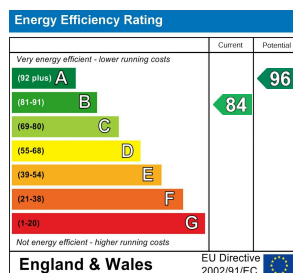
PAISLEY MORTGAGES - PAISLEY

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. *



Measurements are approximate. Not to scale. Illustrative purposes only
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