



BEAUTIFULLY PRESENTED AND SIMPLY MOVE IN READY, THIS STUNNING FOUR/FIVE BEDROOM HOME HAS SPACIOUS LIVING ACCOMMODATION, A SOUTH FACING LOW MAINTENANCE LARGE REAR GARDEN WITH BAR AND DRIVEWAY PARKING. FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

## SUMMARY

Positioned in a quiet location in the popular village of Scissett, this spacious family home briefly comprises:- entrance porch, entrance hallway, spacious lounge, family room, inner hallway, utility room, dining kitchen, ground floor bedroom, shower room, three first floor bedrooms and a bathroom. A low maintenance large south facing garden sits to the rear with a fabulous bar. There are further gardens to the side and front, where there is also a gated driveway offering parking for multiple vehicles. Scissett has a well-regarded primary and middle school, a selection of shops, pubs and restaurants and is conveniently located for those needing to commute to surrounding cities and towns, with the M1 only a short distance away.

### **PORCH 5'9" apx x 6'9" apx**



You enter the property through a part glazed uPVC door into a welcoming porch which is flooded with light from a large frosted side facing window and has space to remove coats and shoes on arrival. Painted wood panelling gives a luxury feel. There is hardwearing matting underfoot and a wall light illuminates the space. A door leads into the entrance hall.

## ENTRANCE HALLWAY 9'6" apx x 7'10" apx



The entrance hallway has practical herringbone wood effect flooring underfoot. It is tastefully decorated with painted wooden panelling. A carpeted staircase with a white painted balustrade ascends to the first floor. Doors lead to the lounge and hallway whilst a doorway and a step down accesses the family room.

## LOUNGE 21'5" apx x 14'0" apx



Simply flooded with natural light from windows to dual aspects this spacious L-shaped lounge has a log burner as a focal point and ample space for lounge furniture. It is tastefully decorated in grey tones with carpet underfoot and two contemporary light fittings. A door leads to the entrance hallway.



## FAMILY ROOM 9'1" apx x 16'2" apx



Formerly the property's garage, this lovely family room has a large front facing window filling it with natural light. It could be used as a fifth bedroom if desired. Neat cupboards conceal the property's central heating boiler and meters. A doorway leads into the entrance hallway.

## HALLWAY 16'1" apx x 8'5" apx narrowing to 2'9" apx

The hallway has tasteful decoration which continues through from the entrance hallway. There is ample room for furniture and practical herringbone wood effect vinyl flooring underfoot. Doors lead to the utility room, bathroom, downstairs bedroom and dining kitchen.

## UTILITY ROOM 7'4" apx x 11'11" apx



This generous utility room has a window looking out into the garden and a part glazed uPVC door leading out there too. It has recently been fitted with pale grey gloss base and wall units, dark laminate worktops and a white ceramic basin style sink with chrome tap. There is space for a stacked washing machine and tumble dryer and a tall freestanding fridge freezer. Patterned vinyl flooring runs underfoot and a modern strip light illuminates the space. A door leads to the hallway.

## DINING KITCHEN 25'6" apx x 10'11" apx narrowing to 9'5" apx



Beautifully appointed and well thought out, this lovely dining kitchen is fitted with pale grey gloss base and wall units, black laminate worktops, black tiles with contrasting white grout and a stainless steel inset sink with a mixer boiling water tap. Cooking facilities comprise a 90cm wide induction hob with an angled black glass extractor fan over, a Neff combination microwave oven and a matching electric fan oven. Integrated appliances include a tall freezer and an undercounter fridge and there are integrated refuse bins. A central island unit houses the property's sink and provides extra work surface for food preparation. To one end is a superb dining area with space for a good sized table and chairs. Charcoal LVT flooring runs underfoot and there are contemporary lights to both the kitchen and dining area. Natural light floods into the dining area from a side facing window and a set of French doors open to the garden.



## **BEDROOM FOUR 10'11" apx x 8'9" apx**



Handily located on the ground floor, this double bedroom is flooded with natural light from the large window which offers views out into the garden. It is neutrally decorated and has carpet underfoot. A door leads to the hallway.

## **SHOWER ROOM 7'7" apx x 8'2" apx**



Usefully located on the ground floor and flooded with natural light from two windows, this contemporary shower room is fitted with a walk in waterfall shower which has concrete aquaboard adorning the walls, a wall mounted vanity drawer unit with a ceramic hand wash basin and a low level WC. There is black tile effect vinyl flooring underfoot, spotlights to the ceiling and a chrome heated towel rail. A cupboard to one corner houses the property's hot water cylinder. A door leads to the hallway.

## **FIRST FLOOR LANDING 13'8" apx x 4'5" apx**

A carpeted staircase with a white painted balustrade ascends to the first floor landing which is stylishly decorated and has a cupboard accessing storage to the eaves. Doors lead to the three bedrooms and house bathroom.

**BEDROOM ONE 14'5" apx x 14'4" apx**

Nestled in the eaves with sloping ceilings and exposed beams, this lovely large beautifully presented double bedroom has ample space for bedroom furniture. A hatch also allows access to a generous loft space. A door leads to the landing.

**BEDROOM TWO 11'1" apx x 10'4" apx and 10'4" apx x 6'2" apx**

This wonderful L shaped bedroom has two separate spaces with a doorway connecting them and is tastefully decorated in soft grey tones. Currently split into a designated sleeping area with a dressing room this space is extremely versatile. Side facing windows fill the rooms with natural light and a door leads to the landing.

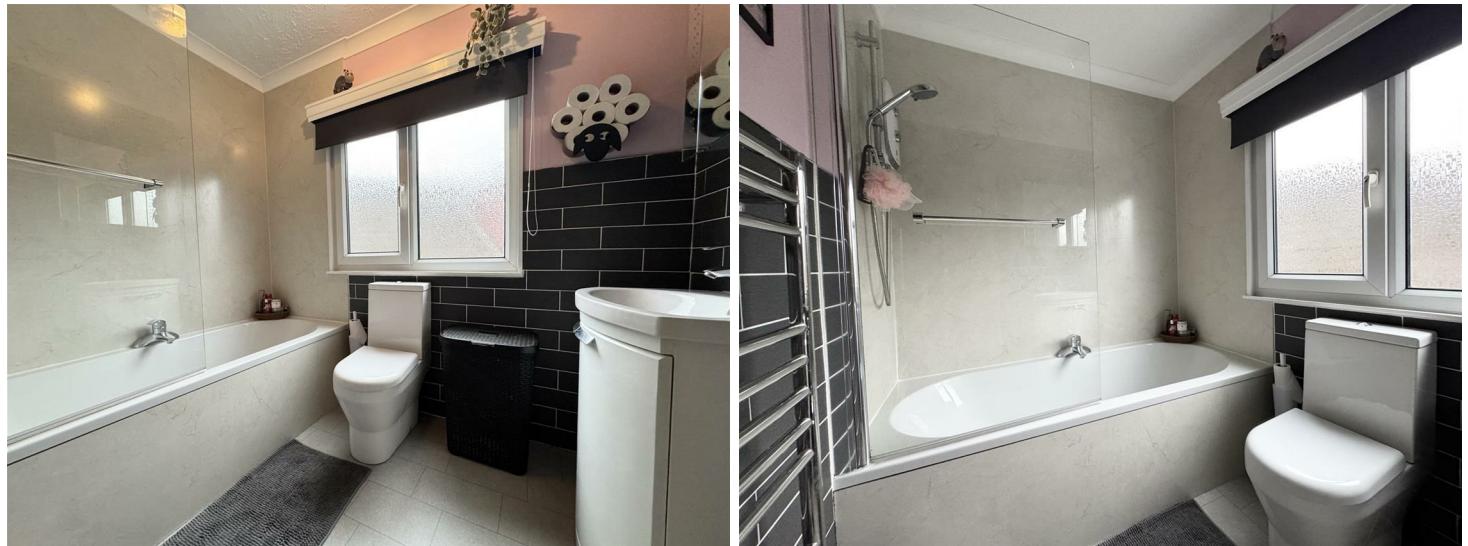


**BEDROOM THREE 12'0" apx x 9'3" apx**



Located to the front of the property with a window overlooking the front garden, this L-shaped bedroom is neutrally decorated and benefits from built in wardrobes to one wall. A door leads to the landing.

## BATHROOM 8'2" apx x 6'1" apx

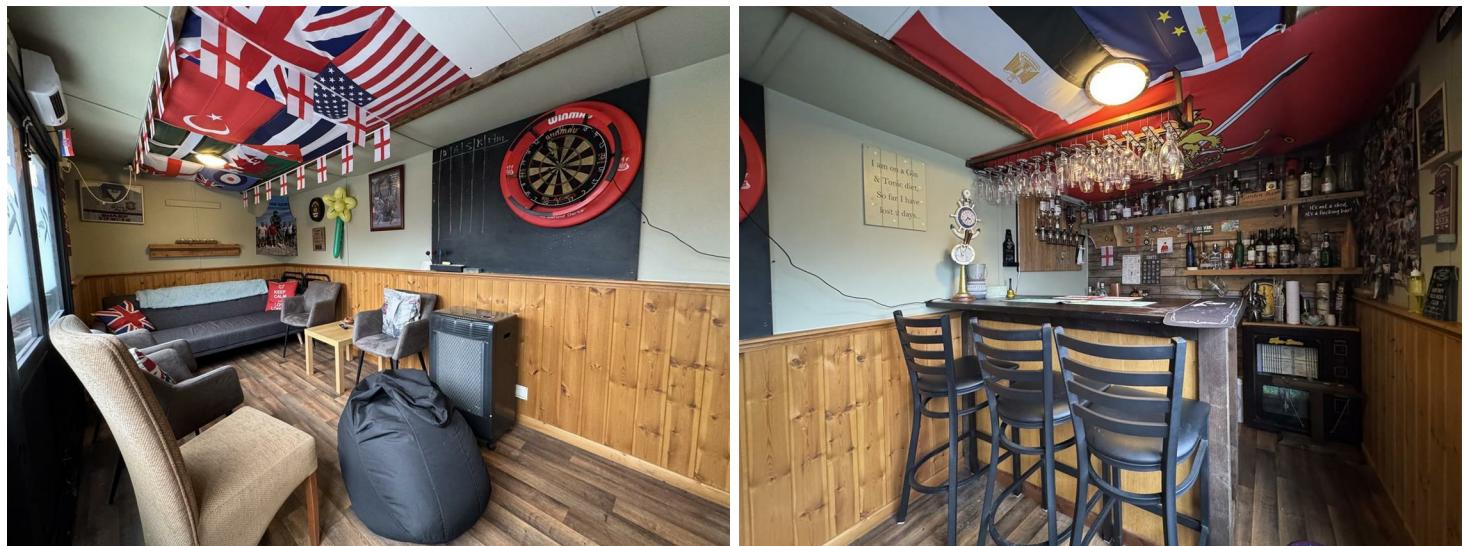


This modern bathroom is fitted with a white three piece suite comprising a bath with central taps and an electric shower over, a vanity unit with a cupboard and an integrated hand wash basin with mixer tap and a low level WC. A combination of marble effect aqua boards and black tiles with white grout adorn the walls. Grey tile effect vinyl flooring runs underfoot and a flush light fitting and chrome heated towel radiator completes the room. An obscure window allows natural light to enter and a door leads to the landing.

## REAR GARDEN

To the rear of the property is a fabulous low maintenance garden which has a patio area suitable for a hot tub, a large artificial lawned area, and a further gated garden and patio area in front of the large garden building which is set up as a bar.

## BAR 20'0" approx x 8'0" approx



This fabulous garden building is set up with a seating area to one end and a bar to the other. It is the perfect place to relax and entertain.

## FRONT & PARKING

To the front of the property is a gated driveway with space for multiple vehicles, to one side is a gravelled area and to the other a lawned garden with planted borders. The garden wraps round the property to the rear enclosed 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 E

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Driveway

### **RIGHTS AND RESTRICTIONS:**

### **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 1000 Mbps

### **ENVIRONMENT:**

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

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.

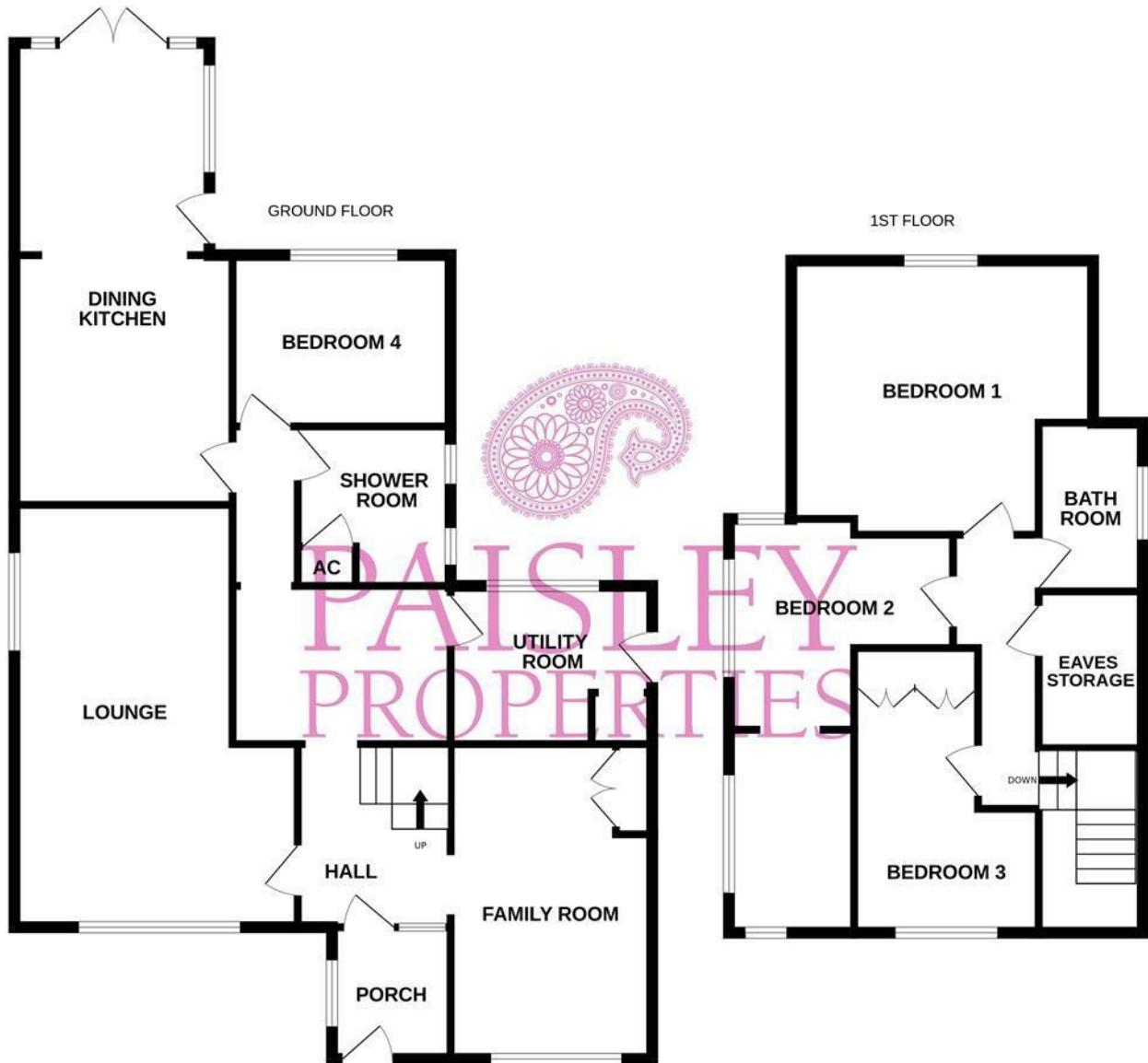
## **PAISLEY MORTGAGES**

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](mailto: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](mailto: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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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