3 Dearne Terrace, Scissett HD8 9HP

OFFERS AROUND £175,000















DECEPTIVELY SPACIOUS, THIS TWO BEDROOM MID TERRACE PROPERTY OFFERS ACCOMMODATION OVER THREE FLOORS. EXTERNALLY THE PROPERTY HAS OFF ROAD PARKING, A SMALL GARDEN SPACE TO THE REAR AND IS SITUATED IN A CENTRAL VILLAGE LOCATION.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY 4'5" apx x 4'7" apx
You enter the property through a white UPVC door into a welcoming entrance hallway which has space to remove and store outdoor clothing on arrival. A carpeted staircase that ends on the first floor landing and a door leads through to the lounge.

LOUNGE 15'1" apx x 17'1" apx

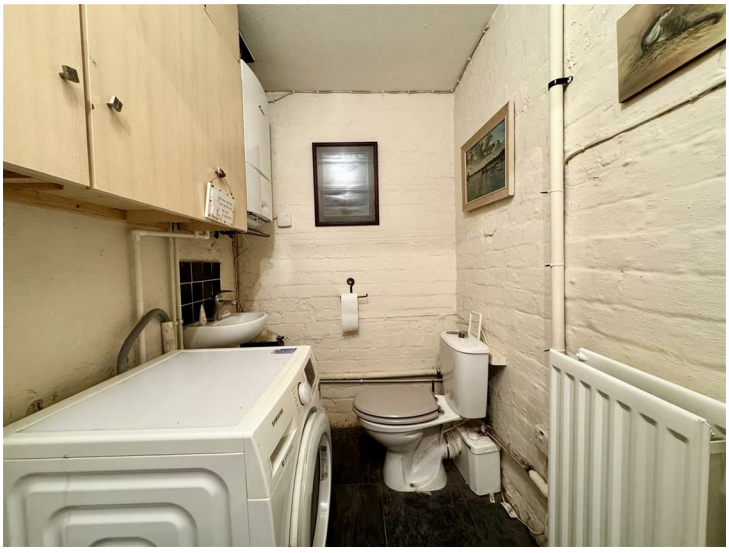



This lovely spacious lounge has a gas fire in a marble and timber surround as a focal point and an abundance of space for lounge furniture. A large window looks out over the street and allows a generous amount of natural light to enter. Doors lead to the entrance hallway and to the staircase which leads down to the basement.

BASEMENT LANDING
A carpeted staircase desends from the lounge to the basement. Light floods in from a rear facing window at the top of the stairs. Doors lead to the store, utility room and downstairs WC.

STORE 2'4" apx x 8'6" apx
This extra space has been tanked by the current owner and offers a great space for storing household items. A door leads to the basement landing.

UTILITY 4'11" apx x 5'6" apx




This is a versatile space which currently houses a tall fridge freezer and a tumble dryer. An opening leads into to the downstairs WC and a door leads to the basement landing.

DOWNSTAIRS WC 4'11" apx x 6'3" apx
This useful room has a low level WC and a compact wall mounted handwash basin. The property's central heating boiler resides here and there is plumbing for a washing machine. An opening leads to the utility room.

DINING KITCHEN 11′5″ apx 15′0″ apx




This generous dining kitchen has a window looking out to the garden space and is fitted with a range of maple effect units, contrasting laminate roll top worktops, black tiled splashbacks and a one and a half bowl sink and drainer with mixer tap over. Cooking facilities comprise a four burner gas hob with a stainless steel extractor fan over and a double electric oven. There is plumbing and space for a dishwasher and space for an undercounter fridge. Slate tile effect flooring runs underfoot and a spotlight bar fitting completes the room. Doors lead to the rear lobby and the basement landing.

REAR LOBBY
This rear lobby has a fabulous storage space under the stairs, a uPVC door leading out to the rear and an arch way leads to the kitchen.

FIRST FLOOR LANDING 5′11″ apx x 8′5″ apx
A carpeted staircase ascends from the entrance hallway to the first floor landing which is generous in size and has a window looking out to the rear. Doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 10′10″ apx x 11′5″ apx




Located to the front of the property with a large window overlooking the street, this fantastic double bedroom boasts a neutral colour scheme, a decorative white cast iron fireplace making a lovely focal point and a walk in wardrobe to one wall. There is ample space to accommodate bedroom furniture. A door leads to the landing.

BEDROOM TWO 7'7" apx x 8'5" apx





This second bedroom is again positioned to the front of the property with a window overlooking the street and is neutrally decorated. A hatch gives access to the loft. A door leads to the landing.

BATHROOM 7'6" apx x 5'0" apx



This modern bathroom is fitted with a white three piece suite comprising a bath with a thermostatic mixer shower over and a pedestal handwash basin with mixer tap alongside a low level WC. The walls are fully tiled with white tiles with a blue mosaic border and blue vinyl flooring runs underfoot. A white heated towel rail and a flush light fitting complete the room.

EXTERIOR



To the rear of the property is a small garden space with well established shrubs, this sits beyond a track which allows vehicular access for off road parking if desired.

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 A

PROPERTY CONSTRUCTION:
Standard - Stone

PARKING:
Off road Parking

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations 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 1000Mbps

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 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.

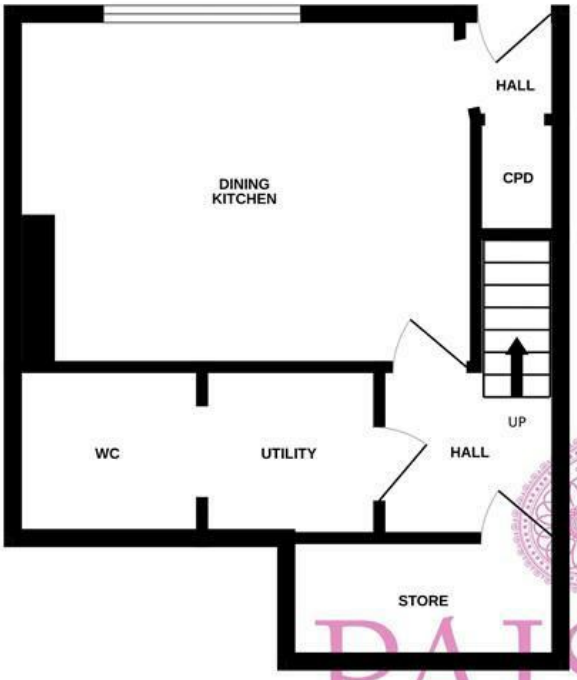
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, 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 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.

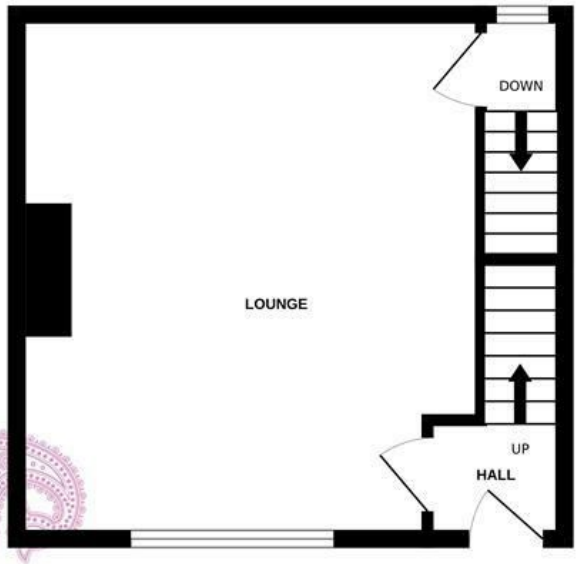
PAISLEY MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

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

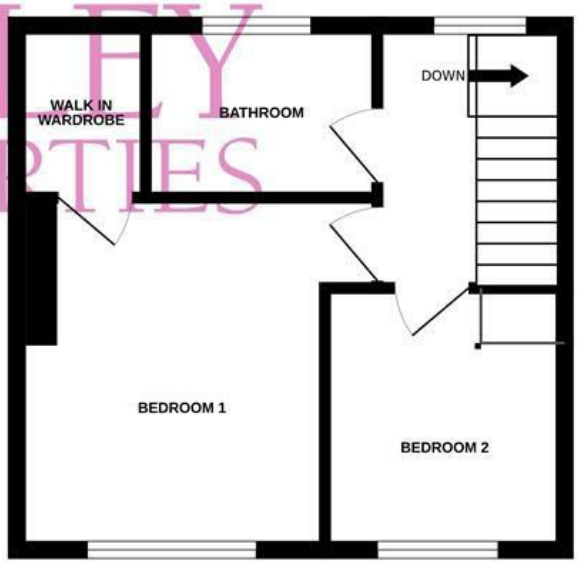
BASEMENT LEVEL



GROUND FLOOR

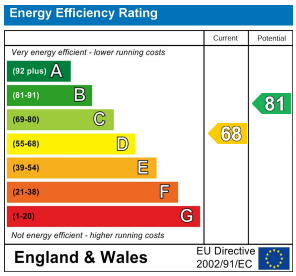


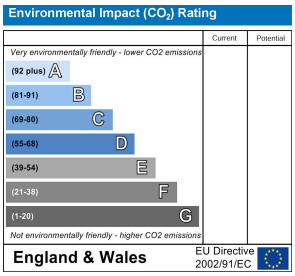
1ST FLOOR



PAISLEY PROPERTIES

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.
Made with Metropix ©2026





www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe,
HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury,
HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell,
S75 6BW
t: 01226 395404

Meltham Office:
14 Station Street,
Meltham,
HD9 5QL
t: 01484 260160

PAISLEY PROPERTIES