



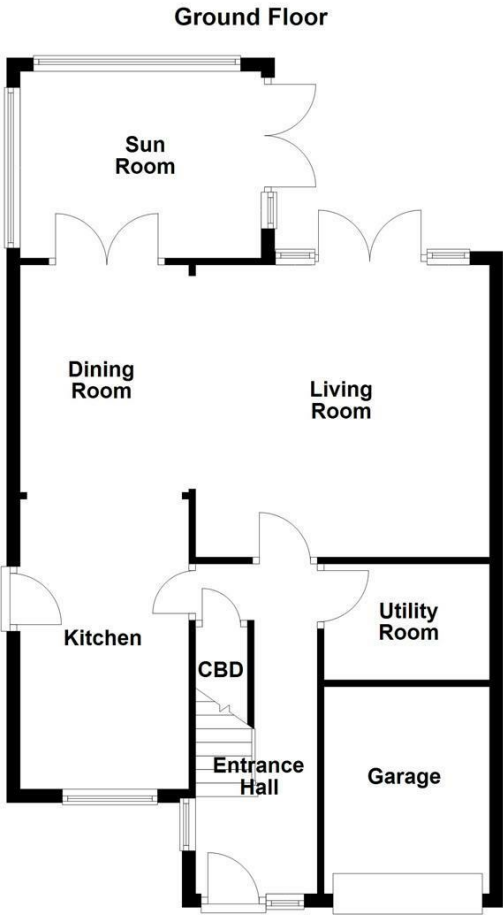
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

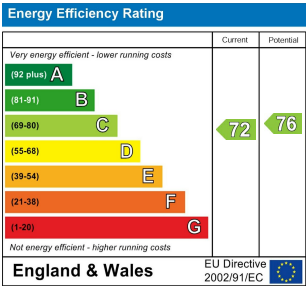


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



37 Crown Street, Scissett, Huddersfield, HD8 9JN

For Sale Freehold £385,000

A superb opportunity to acquire this beautifully presented three bedroom detached family home, occupying an enviable cul-de-sac position on a generous corner plot. The property benefits from extensive off road parking and an integral garage fitted with an electric roller door, power, lighting and water supply.

The accommodation is accessed via a welcoming entrance hall, which provides access to the principal ground floor rooms and benefits from a large understairs storage cupboard. The spacious lounge enjoys a feature fireplace and UPVC double glazed French doors opening onto the landscaped rear garden. A feature archway leads through to the dining room, which in turn provides access to the delightful sun room. Enjoying a triple aspect outlook, the sun room features a multi fuel cast iron burner and offers an excellent space for relaxation throughout the year. The dining room also opens into the modern fitted kitchen, which is appointed with a range of integrated appliances and provides an ideal space for everyday family living and entertaining. A utility room completes the ground floor accommodation. To the first floor, the landing provides access to three generous double bedrooms, all of which offer excellent proportions. Bedrooms one and two both benefit from fitted wardrobes, whilst the principal bedroom is further enhanced by a contemporary three piece en-suite shower room. A modern three piece shower room serves the remaining bedrooms. Externally, the property continues to impress. A paved pathway extends from the driveway and leads around to the beautifully landscaped rear garden. The garden enjoys a high degree of privacy and is not overlooked, backing onto attractive woodland with a picturesque babbling brook beyond. The outdoor space features multiple patio seating areas, two well-maintained lawned gardens and a covered timber decked seating area with pergola and roof, creating an ideal setting for outdoor entertaining and relaxation. Additional benefits include external power sockets and mature planting throughout.

The property is situated within the highly regarded village of Scissett, conveniently positioned for a range of local amenities, schools and everyday facilities. Regular bus services provide access to Holmfirth, Huddersfield and Wakefield, whilst the M1 motorway network is only a short drive away, making this an excellent choice for commuters.

Only a full internal inspection can truly appreciate the space, setting and quality of accommodation on offer. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

A UPVC double glazed front entrance door leads into the entrance hall, which benefits from two UPVC double glazed frosted panel windows to the front aspect and a UPVC double glazed window to the side. The entrance hall features laminate flooring, a central heating radiator, coving to the ceiling and a staircase with handrail leading to the first-floor landing. Doors provide access to the living room, kitchen, utility room and a useful understairs storage cupboard.

LIVING ROOM

14'2" x 14'4" [4.34m x 4.38m]

A spacious reception room featuring an electric fire set upon a granite hearth with matching granite interior and decorative wooden surround. The room benefits from laminate flooring, central heating radiator, coving to the ceiling and a feature archway leading through to the dining room. UPVC double glazed French doors open directly onto the rear garden and are complemented by UPVC double glazed side panels.

DINING ROOM

8'3" x 11'0" [2.52m x 3.37m]

Having laminate flooring, central heating radiator and coving to the ceiling. A feature timber clad half wall creates an attractive focal point, whilst UPVC double glazed French doors provide access into the sun room. A feature archway leads through to the kitchen.

KITCHEN

14'1" x 8'3" [4.31m x 2.53m]

Fitted with a range of high gloss wall and base units with laminate work surfaces, matching upstands and tiled splashbacks. Incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring induction hob with tiled splashback and cooker hood above. The kitchen further benefits from laminate flooring, central heating radiator, inset spotlights, plinth lighting and downlighting beneath the wall units. There is space for a large freestanding fridge freezer, a UPVC double glazed window overlooking the front aspect and a UPVC side entrance door.

UTILITY ROOM

7'11" x 5'8" [2.43m x 1.74m]

Fitted with a range of wall and base units with tiled splashbacks and a circular stainless steel sink with mixer tap. The room benefits from laminate flooring, plumbing and drainage for a washing machine, space for a tumble dryer, coving to the ceiling and houses the wall mounted combi condensing boiler.

SUN ROOM

9'2" x 11'9" [2.80m x 3.59m]

A superb addition to the property enjoying a triple aspect outlook with UPVC double glazed windows to the side and rear elevations, together with UPVC double glazed French doors leading out to the rear garden. The room features a fully tiled floor, central heating radiator, vaulted ceiling with inset spotlights and two timber double glazed Velux windows providing an abundance of natural light. A multi fuel stove creates an attractive focal point.



FIRST FLOOR LANDING

The first floor landing benefits from loft access, coving to the ceiling, an electric heater and doors leading to all three bedrooms, the shower room and a large storage cupboard.

BEDROOM ONE

10'8" x 11'5" [3.27m x 3.50m]

A generous double bedroom with UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted wardrobes spanning one wall with mirrored sliding doors. A door leads through to the en suite shower room.



EN SUITE SHOWER ROOM

6'8" x 5'2" [2.05m x 1.58m]

Appointed with a modern three piece suite comprising a walk-in shower enclosure with fixed glass screen and mixer shower, vanity wash basin with high gloss storage unit beneath and

mixer tap, and a low flush WC. Finished with fully tiled walls and flooring, chrome heated towel radiator, UPVC ceiling cladding and a UPVC double glazed frosted window to the side elevation.

BEDROOM TWO

14'3" x 9'1" [4.35m x 2.78m]

A spacious double bedroom with two fitted double wardrobes providing excellent storage, central heating radiator, wall lighting, coving to the ceiling and a UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE

11'0" x 11'0" [3.36m x 3.36m]

A further double bedroom with UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



SHOWER ROOM

6'10" x 8'2" [2.10m x 2.49m]

Fitted with a contemporary three piece suite comprising a walk in shower enclosure with fixed glass screen and mixer shower, vanity wash basin with illuminated mirror above and high gloss storage drawers beneath, and a low flush WC. The room is finished with fully tiled walls and flooring, UPVC cladding within the shower enclosure, central heating radiator and a UPVC double glazed frosted window overlooking the front elevation.



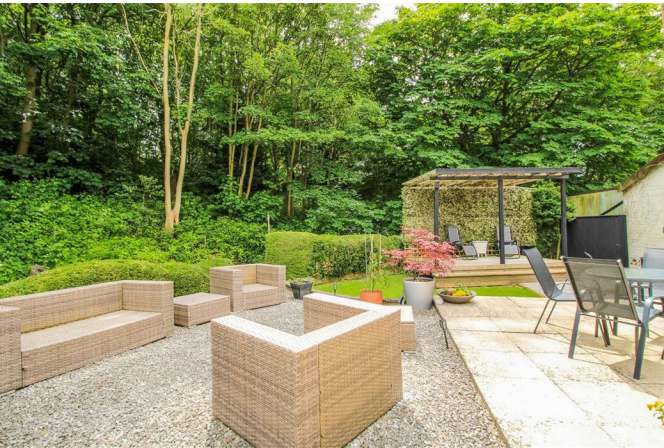
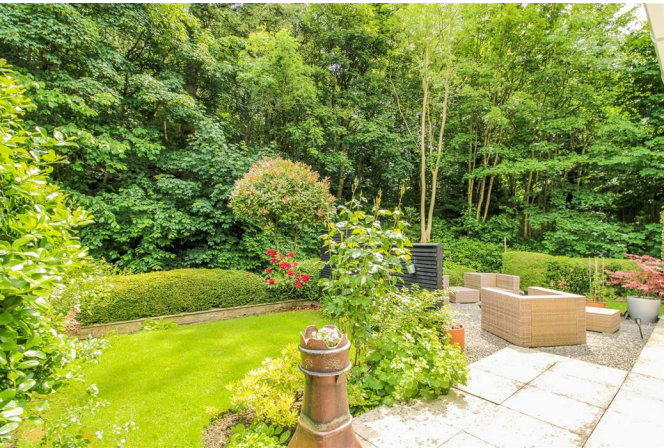
GARAGE

10'10" x 8'3" [3.32m x 2.52m]

Benefiting from power and lighting, together with useful boarded loft storage within the roof space. Access is provided via an electric roller door.

OUTSIDE

Externally, the property enjoys a tarmac driveway providing off road parking for two vehicles, together with a low maintenance pebbled border and a further pebble parking area to the front. The original garage has been fitted with an electric roller door, whilst a paved pathway leads down the left hand side of the property through a secure gate. To the rear is a beautifully landscaped and exceptionally enclosed garden. A paved pathway with low maintenance pebble borders leads into the garden where there is a large paved patio adjoining the living room and sun room, together with a further pebbled seating area. Steps lead to a raised timber decked patio with pergola and roof, creating an ideal entertaining and dining space overlooking two attractive lawned gardens bordered by privet hedging. Beyond the rear boundary is a picturesque babbling brook attracting an abundance of wildlife, creating a peaceful and tranquil setting. Additional features include a timber garden shed, two external double power sockets, a water supply within the garage and secure boundary fencing. The garden enjoys a high degree of privacy and is not overlooked.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.