



Blackthorn Way, Scissett Huddersfield HD8 9GU

welcome to

Blackthorn Way, Scissett Huddersfield

AVAILABLE WITH NO VENDOR CHAIN IS THIS MODERN SEMI DETACHED TOWNHOUSE AFFORDING SPACIOUS FIVE BEDROOM ACCOMMODATION, PRINCIPLE BEING EN SUITE, ENHANCED BY PARKING AND GARDENS LOCATED CENTRALLY IN THE POPULAR VILLAGE OF SCISSETT.

Summary

Available with no vendor chain is this splendid semi detached townhouse affording spacious five bedroom accommodation over three floors. Ready to move into the property boasts everything required of a modern family home. Briefly comprising: entrance hall, two ground floor double bedrooms, shower room, utility room, first floor dining kitchen and living room, three upper floor bedroom, the principle bedroom being en suite, and the house bathroom. Externally there is allocated parking to the front for two vehicles and low maintenance gardens to rear with summerhouse. The property is perfectly placed for access to local amenities along with well regarded schooling whilst Scissett offers ease of access to major routes for surrounding commercial centres.

Accommodation

Entrance Hall

On entry through the composite door there is a vinyl floor covering with inset doormat, useful understairs storage, a central heating radiator and staircase ascending to the first floor.

Bedroom Four

17' 5" x 8' 9" (5.31m x 2.67m)

A fabulous double room converted from the original garage and having a radiator and double glazed window to front aspect.

Bedroom Five

10' 8" x 9' (3.25m x 2.74m)

A double room that could easily be adapted as a snug/home office or garden room having radiator and French style doors leading out into the garden.

Shower Room

White low level w/c and pedestal hand washbasin

with tiled shower cubicle, vinyl floor covering, radiator and double glazed obscure window.

Utility Room

7' x 6' 1" (2.13m x 1.85m)

Having a range of base units with complementary worksurfaces incorporating a sink and drainer unit with mixer tap. The room has plumbing for a washing machine, tiled surrounds, vinyl floor covering, a radiator, houses the central heating boiler and a door leading out into the garden.

First Floor Living Room

15' 5" x 13' (4.70m x 3.96m)

A generous reception room with ample space for freestanding furniture. The carpeted room has a radiator and is double glazed to two aspect with French style doors leading to Juliette balcony to rear.

Dining Kitchen

15' 6" x 8' 9" (4.72m x 2.67m)

Fitted with a range of wall and base units with roll edge worksurfaces incorporating a one and a half bowl sink and drainer unit with mixer tap.

Appliances include the gas hob with extractor hood, electric oven and integral dishwasher. There is space for a fridge freezer and the room has a breakfast bar, complementary tiled surrounds, a vinyl floor covering and double glazed window to front aspect.

Upper Floor Bedroom One

13' 6" max x 12' 1" max (4.11m max x 3.68m max)

The principle bedroom has a central heating radiator and is double glazed to front aspect with access to the:





En Suite

Modern white suite comprising of low flush w/c, vanity style hand washbasin and panelled bath with overhead rainfall shower and attachment. There are tiled walls, a vinyl floor covering, chrome effect heated rail ladder and a double glazed obscure window.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

A double room with radiator and double glazed to rear aspect overlooking the playing fields.

Bedroom Three

10' 2" max x 6' 7" (3.10m max x 2.01m)

This bedroom has a radiator and is also double glazed to rear aspect.

House Bathroom

Contemporary white suite comprising of low level w/c, vanity style hand washbasin and 'p' shape shower bath with overhead rainfall unit and attachment plus screen. The room is complemented by the tiled surrounds, floor covering, inset ceiling lighting and chrome effect rail ladder.

External

To the front of the property is off street parking for two vehicles whilst the low maintenance rear gardens are paved with an artificial turf area. There is a water supply and gated access into the playing fields. A real addition to the property is the summerhouse ideal for entertaining or potential conversion to office for the home worker.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent Note:

There are management fees associated with this property. Please contact for more information.



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Blackthorn Way, Scissett Huddersfield

- Semi Detached Townhouse
- Five Bedroom Accommodation
- Gardens
- Off Street Parking
- Village Location

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£290,000

directions to this property:

Leave Holmfirth via Station Road and proceed up the hill and down into the village of New Mill. At the crossroads veer second left on to Penistone Road signposted Barnsley. At the staggered junction continue forward on to Barnsley Road the A635 again signposted Barnsley. Continue forward onto the A636 signposted Wakefield, Denby Dale, M1. Upon entering Scissett turn left just before the swimming baths, right on to Holly Road and left on to Blackthorn Way



Total floor area 119.9 m² (1,291 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Property Ref:
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william h brown



01484 687818



holmfirth@williamhbrown.co.uk



34 Victoria Street, HOLMFIRTH, W Yorks, HD9 7DE



williamhbrown.co.uk