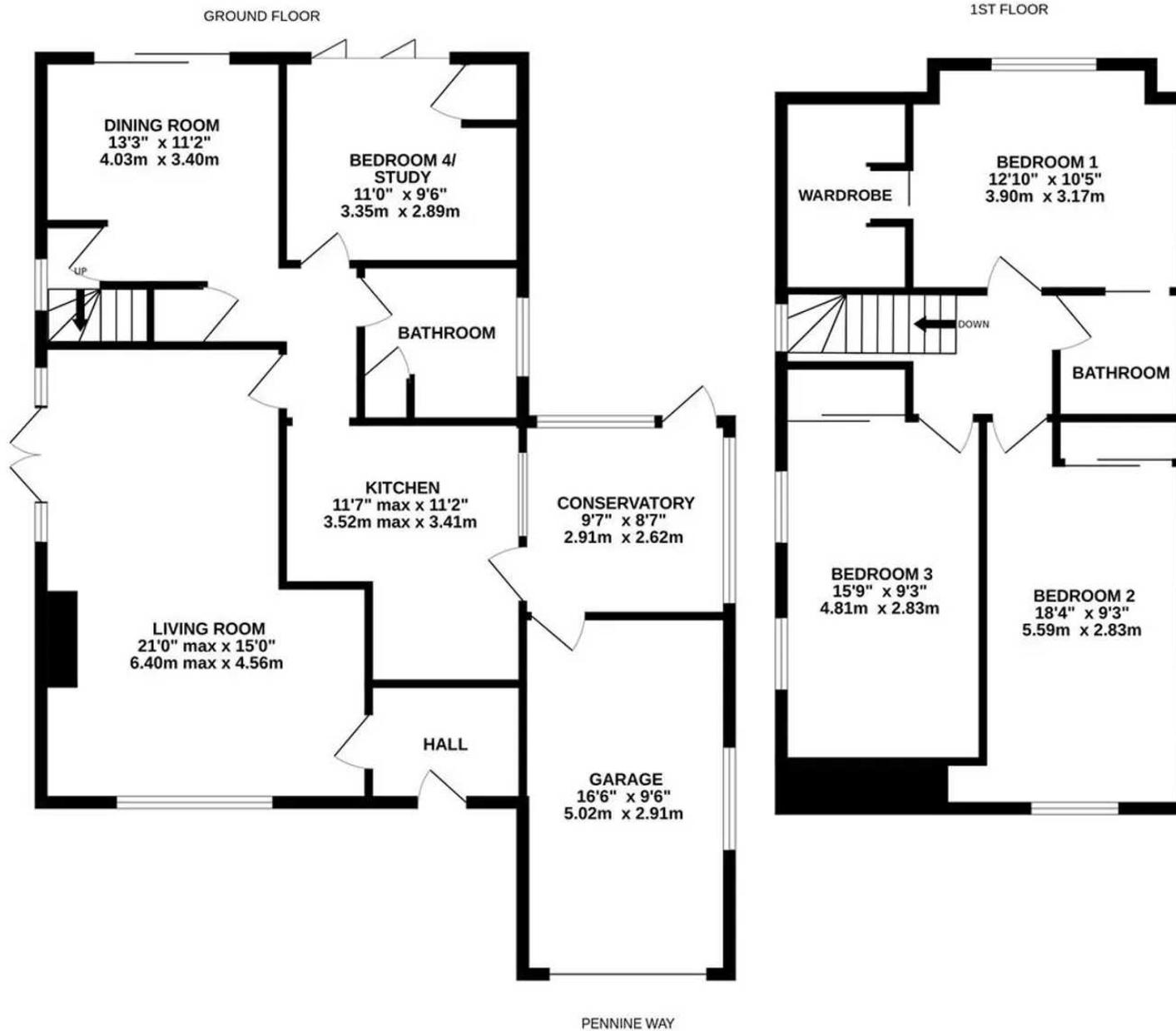




**23 Pennine Way, Scissett**  
Huddersfield

Offers Over **£340,000**



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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## 23 Pennine Way

Scissett, Huddersfield

A DETACHED, FAMILY HOME OCCUPYING A CORNER PLOT AND SITUATED IN THE SOUGHT-AFTER VILLAGE OF SCISSETT AND IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING. THE PROPERTY BOASTS VERSATILE AND SPACIOUS ACCOMMODATION, DRIVEWAY AND GARAGE. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Double driveway
- Garage
- Wrap-around gardens





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscure glass and leaded detailing inserts into the entrance. There is high quality flooring, decorative coving to the ceiling, a ceiling light point and radiator. A multi-panel and glazed door provides access to the lounge.

### LOUNGE

21' 0" x 15' 0" (6.40m x 4.57m)

The lounge is a light and airy, spacious reception room which enjoys dual aspect windows to the front and side elevations. The bank of picture windows to the front elevation provides pleasant views across the front gardens and there are double glazed French doors with adjoining windows providing direct access to the side gardens. There is high-quality flooring, decorative coving, two light points, a radiator, and the focal point of the room is the inset wall mounted remote controlled living flame effect gas fire.

### INNER VESTIBULE

The inner vestibule is accessed via a multi panel oak and glazed door. There is decorative coving, high quality flooring and a ceiling light point. The vestibule provides access to the formal dining room and kitchen. There is a multi-panel oak and glazed door providing access to the snug and an oak door provides access to the ground floor bathroom.

### FORMAL DINING ROOM

13' 3" x 11' 2" (4.04m x 3.40m)

The formal dining room benefits from a wealth of natural light which cascades through the double-glazed sliding patio doors to the rear which provides access to the rear gardens. The room is decorated to a high standard and features high-quality flooring, a radiator, and a light point. There is access to a useful understairs storage cupboard, and an oak door encloses the staircase rising to the first floor.



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## FRONT GARDEN

Externally to the front, the property features a double resin driveway which provides off-street parking for multiple vehicles and leads to the integral garage. The gardens are completely enclosed with gates at either side of the driveway providing access. The gate to the left of the driveway opens out to a beautiful lawn garden with well-stocked flower and shrub beds and privacy bearing hedge boundaries. The lawn garden sweeps across the side of the property, again with well-stocked flower and shrub beds and fenced boundaries. A resin pathway continues from the driveway and leads to a gate which encloses the rear gardens. There is an external up-and-down light, external lights, an external tap, and external double plug point. GARAGE The garage features a up and over door, there is light and power and a bank of double-glazed windows to the side elevation. There is plumbing and provisions for an automatic washing machine with a work surface over which could be used as a workshop.

## REAR GARDEN

Externally to the rear, the property features a low maintenance garden which features a flagged patio area, providing an ideal space for alfresco dining and barbecuing. Again, there are well-stocked flower and shrub beds with fenced boundaries, and the gardens enjoy pleasant open-aspect views with a woodland backdrop. There is a raised decked area with pergola over, which is a great space for entertaining and enjoying the afternoon and evening sun. The decking also has recessed floor lighting and continues to a gate which encloses the right-hand side gardens. This area has been left as low maintenance and is completely enclosed, featuring part-hedged and part-fenced boundaries. There is a hard standing for a garden shed and the area is predominantly gravelled. Again, there are external lights, and access provided by an external PVC door into the



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