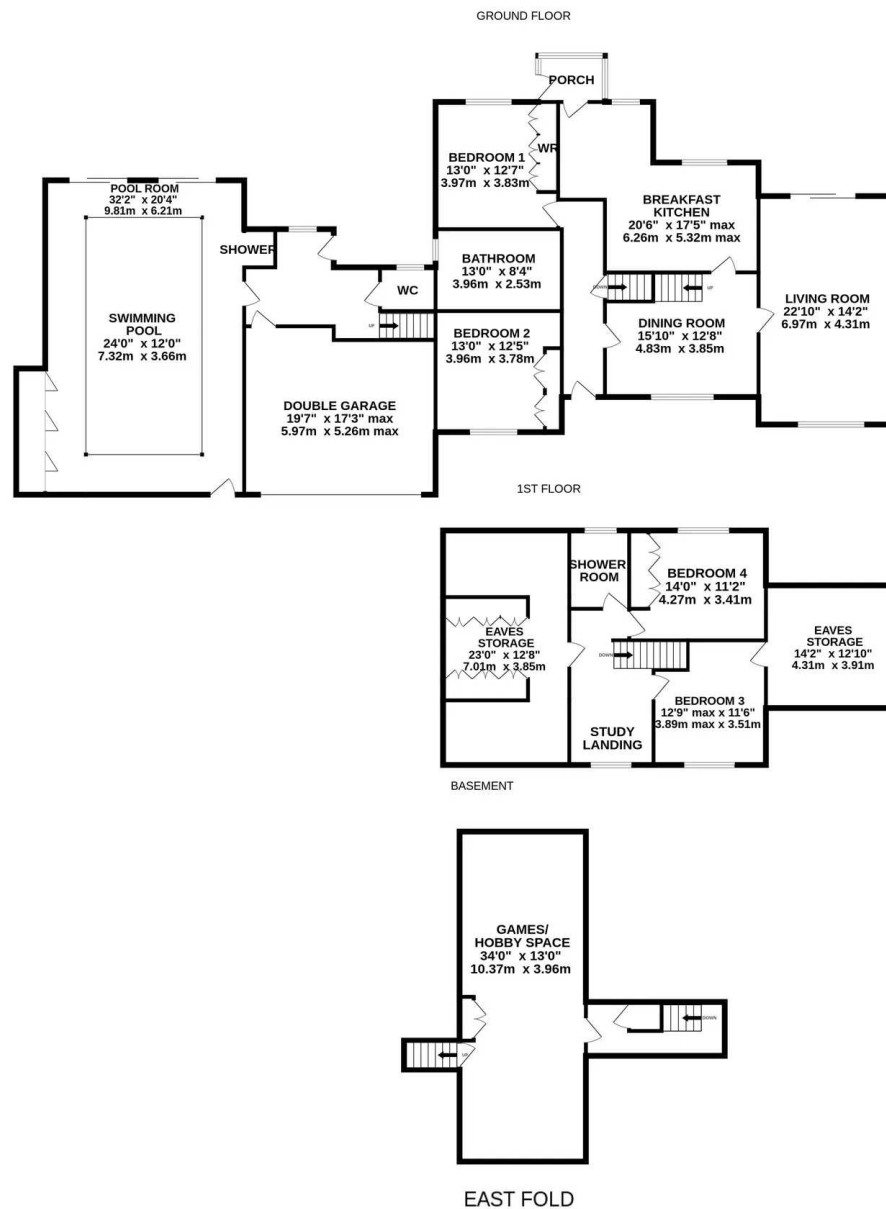




St. Francis House, 1 East Fold, Scissett

Huddersfield

Offers Over £650,000



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St. Francis House, 1 East Fold

Scissett, Huddersfield

THIS PROPERTY IS OFFERED FOR SALE BY THE BEST & FINAL OFFERS METHOD – ALL BIDS TO BE SUBMITTED NO LATER THAN 12 NOON ON FRIDAY 9TH FEBRUARY 2024.

ST. FRANCIS HOUSE STANDS IN APPROXIMATELY 0.59 ACRES OF DELIGHTFUL, MATURE GARDENS WITH WELL-ESTABLISHED BORDERS AND BEAUTIFULLY PRESENTED GROUNDS. THIS PREMIER ADDRESS HAS BEEN HOME TO THIS LARGE FOUR/FIVE-BEDROOM DETACHED PROPERTY SINCE BUILT BY THE CURRENT OWNERS. WITH A SWIMMING POOL ATTACHED SOME YEARS AGO, THE HOME ALSO HAS A DOUBLE GARAGE AND A WHOLE HOST OF ACCOMMODATION WHICH IS FLEXIBLE AND SPACIOUS. THE PLOT BENEFITS FROM TREMENDOUS, LONG-DISTANCE VIEWS OVER THE GARDENS AND BEYOND, BOTH TO THE FRONT AND REAR, THIS PROPERTY IS SITUATED IN A TRULY FANTASTIC POSITION FOR A HOME WHICH COULD BE ENHANCED OR REPLACED (SUBJECT TO NECESSARY CONSENTS).





St. Francis House, 1 East Fold

Scissett, Huddersfield

The home has accommodation over three levels, with the pool wing being of a good size. There are two bedrooms to the ground floor, two bedrooms to the first floor, a games/hobby space, a huge amount of attic potential, large sitting room enjoying the property's position to both the front and rear, a good-sized kitchen, and dining room. Built in the late 1970s, this home must be viewed to be fully appreciated. The location and position are sure to please.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G



GROUND FLOOR

ENTRANCE HALL

A broad portico at the front of the home provides shelter and leads to a multi-panel oak door with brass furniture which enters into the entrance hallway. The entrance hallway features a ceiling light point and useful cloaks cupboard. There are also doorways which lead through to the dining room, two bedrooms, and a bathroom. A staircase rises to the first floor landing.

DINING ROOM

The dining room enjoys a fabulous outlook over the property's front gardens and of the rural scene beyond. There is a chandelier point, four wall light point, and a doorway which leads through to the sitting room.

LIVING ROOM

The living room is a fantastic reception room with patio doors to the rear, two large windows to the side, and further large window to the front which offers a stunning view out over the property's mature gardens and beyond. There are two ceiling light points, two wall light points, and a period-style stone fireplace with raised stone hearth and gas coal-burning-effect fire. There is also library-style book shelving and display cabinets.



BREAKFAST KITCHEN

The breakfast kitchen enjoys a stunning view out over the property's rear gardens. The kitchen is fitted with units to both the high and low levels, which offer a huge amount of working surfaces, as well as a breakfast bar. There is a double-drainer stainless steel sink unit with mixer tap over, as well as high-quality, integrated appliances including a fridge-freezer, a gas hob with extractor fan above, and an oven.

UTILITY AREA

The utility area has plumbing for an automatic washing machine and a dishwasher, and space for a tumble dryer and a chest freezer. Here, there is a further window providing a pleasant outlook, as well as an external door providing direct access out to the rear gardens.





BEDROOM ONE

Bedroom one is positioned to the rear of the home and benefits from lovely views out over the property's rear gardens and woodland scene beyond. There is a large amount of built-in bedroom furniture, including wardrobes and dressing table. The room also has three wall lights and a ceiling light point.



BEDROOM TWO

Bedroom two could also be used as the principal bedroom if desired and, once again, benefits from lovely views out to the front, as well as built-in furniture including wardrobes, dressing table and bedside cabinets.



BATHROOM

The two ground floor bedrooms are served by a large bathroom which could be subdivided to create two en-suites if so desired. The bathroom features a low-level w.c., a bidet, a pedestal wash hand basin, and shower, as well as tiling to the full ceiling height, a large, shelved airing cupboard, a shaver socket, extractor fan, and obscure glazed window.

REAR ENTRANCE LOBBY

The rear entrance lobby has a doorway leading out to the rear gardens and a window overlooking them. There are personal doors through to the property's garage, to a downstairs w.c., and to the pool room. There is also a staircase which descends to the games/hobby space in the basement

DOWNSTAIRS W.C.

The downstairs w.c. is fitted with a wash hand basin, a low-level w.c., and an obscure glazed window.

POOL ROOM

This substantial room is home to the property's swimming pool. Drained a few years ago, the pool is of a generous size (approximately 23'6" in length, 12'0" wide, and 6'6" at its deepest). The room has an external door, a shower, two pairs of patio doors out to the private patio space, and a window to the side. There are storage cupboards which house the property's two, modern, gas central heating boilers and the filtration system to power the pool.





INTEGRAL DOUBLE GARAGE

As previously mentioned, the integral garage can be accessed from the rear entrance lobby. There is an automatically operated, up-and-over door, and is fitted with power and lighting.

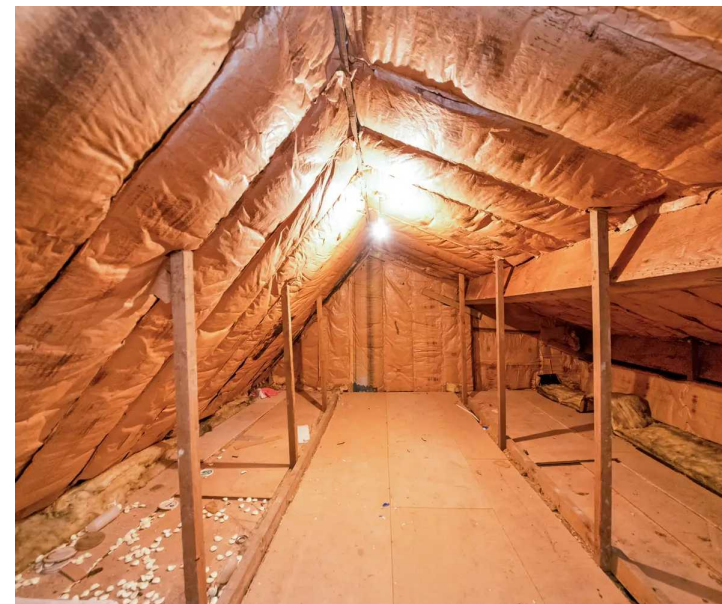
FIRST FLOOR

FIRST FLOOR LANDING

From the dining room, a staircase rises up to the first floor landing. There is a loft access point and a window providing a stunning view to the front. There is a study landing area, and doorways leading through to two bedrooms, a shower room, and a substantial attic store.

BEDROOM THREE

Bedroom three is a lovely double room with a fabulous view out to the front and a doorway leading to a huge under-eaves storage area, which could provide additional accommodation such as an en-suite if desired.



BEDROOM FOUR

Bedroom four is another double bedroom which offers a lovely view out to the rear. There is a large amount of built-in bedroom furniture, including a dressing table/desk, bedside cabinets, and wardrobes.

SHOWER ROOM

The shower room serves the two bedrooms on this level, and features a low-level w.c., a pedestal wash hand basin, a shower cubicle, an obscure glazed window, tiling to the full ceiling height, and an extractor fan.

EAVES STORAGE

A door from the landing leads to an under-eave storage/attic space, fitted with cupboards and providing further potential for accommodation.



BASEMENT

BASEMENT LOBBY

From the entrance hall, a doorway gives access to a staircase which leads down to the basement level. Here, there is a basement lobby hallway with a useful understairs storage cupboard and a doorway leading through to the games/hobby space.

GAMES / HOBBY SPACE

As the photographs and floorplan suggest, the games/hobby space of a particularly generous size. There are no external windows, but there are three large lights to the ceiling, built-in storage cupboards, and a fridge. From here, there is a staircase which rises up to the rear entrance lobby.



FRONT GARDEN

Standing in approximately 0.59 acres, St. Francis House is situated in a truly exceptional location. Busker Lane, which the property is located just off, has been regarded for many years as an address of importance, with stunning views out over rolling fields to both the front and rear. Externally to the front is a brick set driveway which travels through the front gardens, provides a large turning area and gives access to the integral garage. Broad steps provide an imposed entrance to the frontage of the property. The driveway is accessed off a private road which serves only two other dwellings, and features stone built posts which proudly display the property's name. The gardens benefit from wonderful trees and shrubbery and, while large, are principally laid to lawn, making them relatively low maintenance.

GARAGE

Double Garage

DRIVEWAY

3 Parking Spaces



REAR GARDEN

Externally to the rear, the property benefits from generous gardens which are particularly beautiful, with stunning views out over neighbouring gardens, farmland and with long-distance rural views beyond. The rear gardens are enclosed with stone walls and fencing, and an additional gate gives access to the pool garden which itself is flagged with high boundaries and a large timber garden shed. The rear gardens extend to a good distance away from the rear of the home and provide a huge amount of privacy and space.





Additional Information

It should be noted that the property has gas fired central heating and double glazing. Carpets, curtains and certain other extras may be available via separate negotiation.

PLEASE ALSO NOTE THAT THERE IS A COVENANT ON THE PROPERTY. PLEASE CALL THE KIRKBURTON OFFICE ON 01484 603399 FOR MORE INFORMATION.

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VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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