

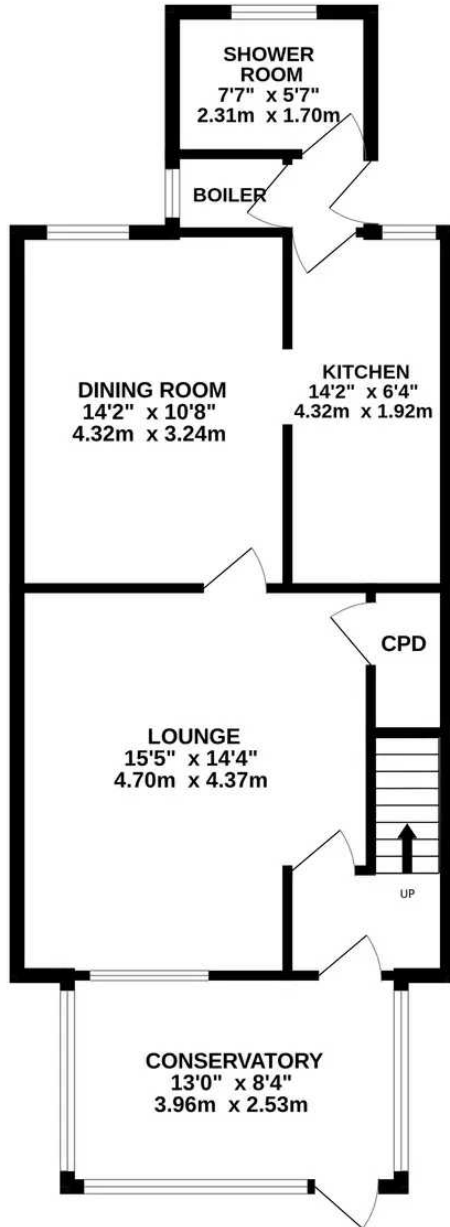


Dearne Royd, Scissett

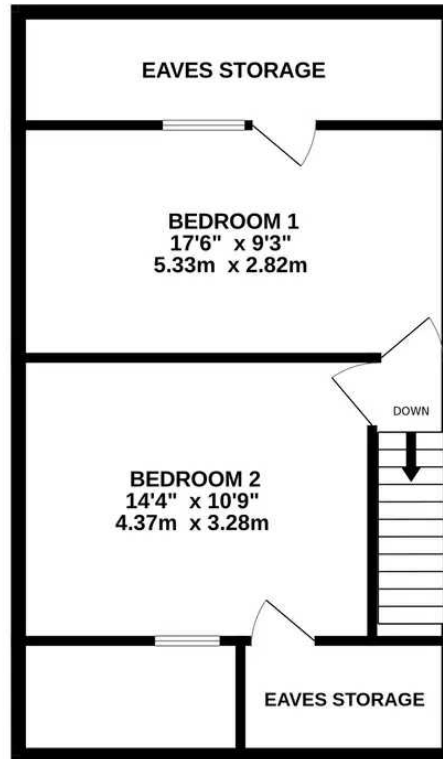
Huddersfield, HD8 9HT

Offers in Region of **£165,000**

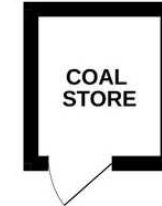
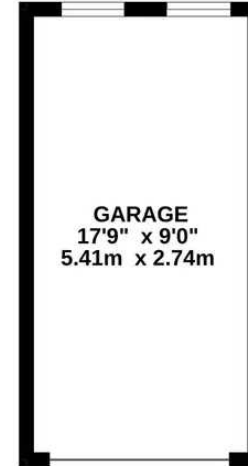
GROUND FLOOR



1ST FLOOR



GARAGE



DEARNE ROYD

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Dearne Royd

Scissett, Huddersfield, HD8 9HT

NESTLED IN A QUIET, BACK-WATER CUL-DE-SAC SETTING IN THE SOUGHT AFTER VILLAGE OF SCISSETT, A SHORT WALK TO THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN, AND WOULD BENEFIT FROM A PROGRAMME OF UPDATING. THE PROEPRTY BOASTS A DETACHED GARAGE, TWO GENEROUS DOUBLE BEDROOMS AND TWO RECEPTION ROOMS. EARLY VIEWINGS ARE ADVISED TO AVOID MISSING THE OPPORTUNITY TO ACQUIRE THIS FANTASTIC HOME.

The property accommodation briefly comprises of conservatory, inner hallway, lounge, dining room, kitchen, rear entrance/vestibule, ground floor shower room and boiler room/pantry to the ground floor. To the first floor there are two generous proportioned double bedrooms which both have access to useful undereaves storage areas. External to the front is a low maintenance, enclosed garden, and adjacent to the subject property is a detached garage with lighting and power.

Tenure Freehold.

Council Tax Band A.

EPC Rating TBC.



GROUND FLOOR

CONSERVATORY

13' 0" x 8' 4" (3.96m x 2.54m)

Enter into the property through a double-glazed PVC front door into a spacious conservatory. There are banks of double-glazed windows to either side elevation and the front elevation, which offer pleasant outlooks across the property's front gardens and of the woodland backdrop by the River Dearne. There is laminate flooring, part-decorative wall panelling, exposed brick walls, a wall light point, a television point, and a multi-panel timber and glazed door with obscure glazed inserts providing access to the inner hallway.

INNER HALLWAY

The inner hallway features a staircase with two banisters and decorative arched corbel above rising to the first floor. There is a wall light point and a multi-panel timber and glazed door which provides access to the lounge.

LOUNGE

15' 5" x 14' 4" (4.70m x 4.37m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light courtesy of the double-glazed bank of windows to the front elevation. There is a central ceiling light point, a radiator, a television point, and the focal point of the room is the electric fireplace with decorative mantel surround set upon a raised tiled hearth. The lounge has a multi-panel timber and glazed door providing access to the dining room and there is a useful understairs storage cupboard (9'6" x 2'9") which features a ceiling light point and fitted shelf.



Simon Blyth

ESTATE AGENTS



GROUND FLOOR SHOWER ROOM

7' 7" x 5' 7" (2.31m x 1.70m)

The shower room features a white three-piece suite comprising of a fixed frame shower cubicle with electric Mira Sprint shower, a broad wash hand basin set upon a vanity cupboard, and a low-level w.c. There is tile-effect vinyl flooring, tiling to the splash areas, a panelled ceiling with central ceiling light point, an extractor fan, and a vertical column radiator. The bathroom also features a double-glazed window with obscure glass and tiled sill to the rear elevation.

BOILER ROOM

The boiler room could be utilised as a cloaks cupboard or pantry. There is fitted shelving, a double-glazed window with obscure glass and tiled sill to the side elevation, and it houses the property's Worcester Bosch combination boiler.

DINING ROOM

14' 2" x 10' 8" (4.32m x 3.25m)

This generously proportioned reception room features two wall light points, a central ceiling light point, a radiator, and a double-glazed window to the rear elevation. There is a decorative dado rail and an arched doorway providing access to the kitchen. The dining room has a living flame effect gas fireplace with inset marble hearth and decorative oak veneer mantel surround.

KITCHEN

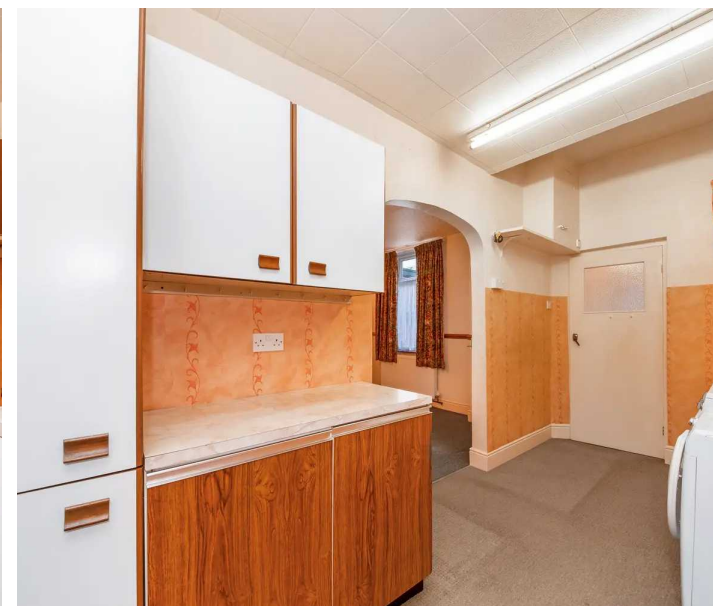
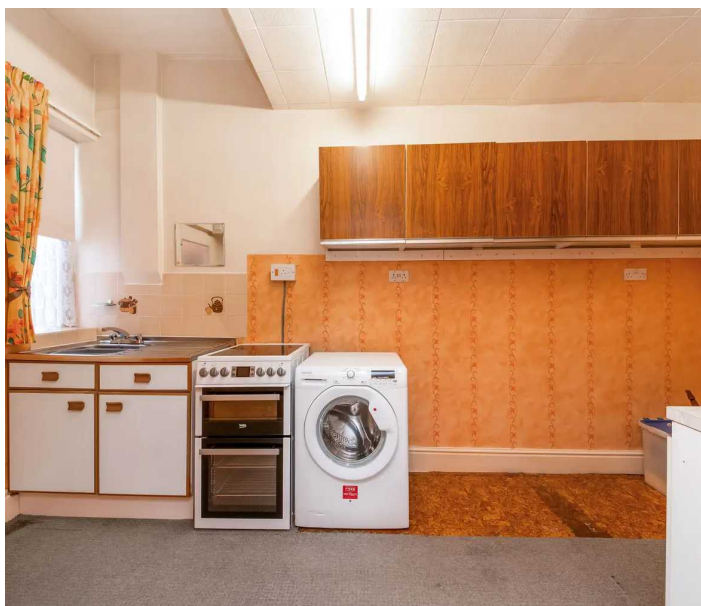
14' 2" x 6' 4" (4.32m x 1.93m)

The kitchen features a range of fitted wall and base units with work surfaces over, incorporating a single-bowl, stainless-steel sink and drainer unit with chrome tap. There is space and provisions for an electric cooker and plumbing for an automatic washing machine. There is a window with tiled sill to the rear elevation and a timber and glazed door provides access to the rear vestibule.

REAR VESTIBULE

4' 0" x 2' 7" (1.22m x 0.79m)

The rear vestibule features an external, multi-panel, timber and glazed door to the side elevation which provides access to the rear yard. There is a ceiling light point, a decorative dado rail, and multi-panel timber and glazed doors with obscure glazed inserts providing access to the ground floor shower room and boiler room.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first floor landing, which has a ceiling light point and a loft hatch providing access to an attic space. There are multi-panel timber doors providing access to two double bedrooms.

BEDROOM ONE

17' 6" x 9' 3" (5.33m x 2.82m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed bay window to the dormer to the rear elevation which provides a great deal of natural light, and there is a ceiling light point, a radiator, and the focal point of the room is the decorative cast-iron fireplace. The room also benefits from under-eaves storage which measures 4'5" x 17'6" approx.



BEDROOM TWO

14' 4" x 10' 9" (4.37m x 3.28m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. The room features a double-glazed bay window to the front elevation, a ceiling light point, a radiator, and exposed timber beams. There are useful under-eaves storage areas (4'7" x 17'6" approx.) and a fitted wardrobe with sliding doors.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a low maintenance paved garden which is an ideal space for al fresco dining and barbecuing.

The property benefits from a garage which is adjacent to the property and features an up-and-over door, lighting and power, and windows to the rear elevation.

There is also a coal store which provides storage space, and a further area to the right hand side of the garage which backs onto the River Dearne and is used as a planting bed.

REAR GARDEN

Externally to the rear, the property features a yard which is useful for bin storage.





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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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