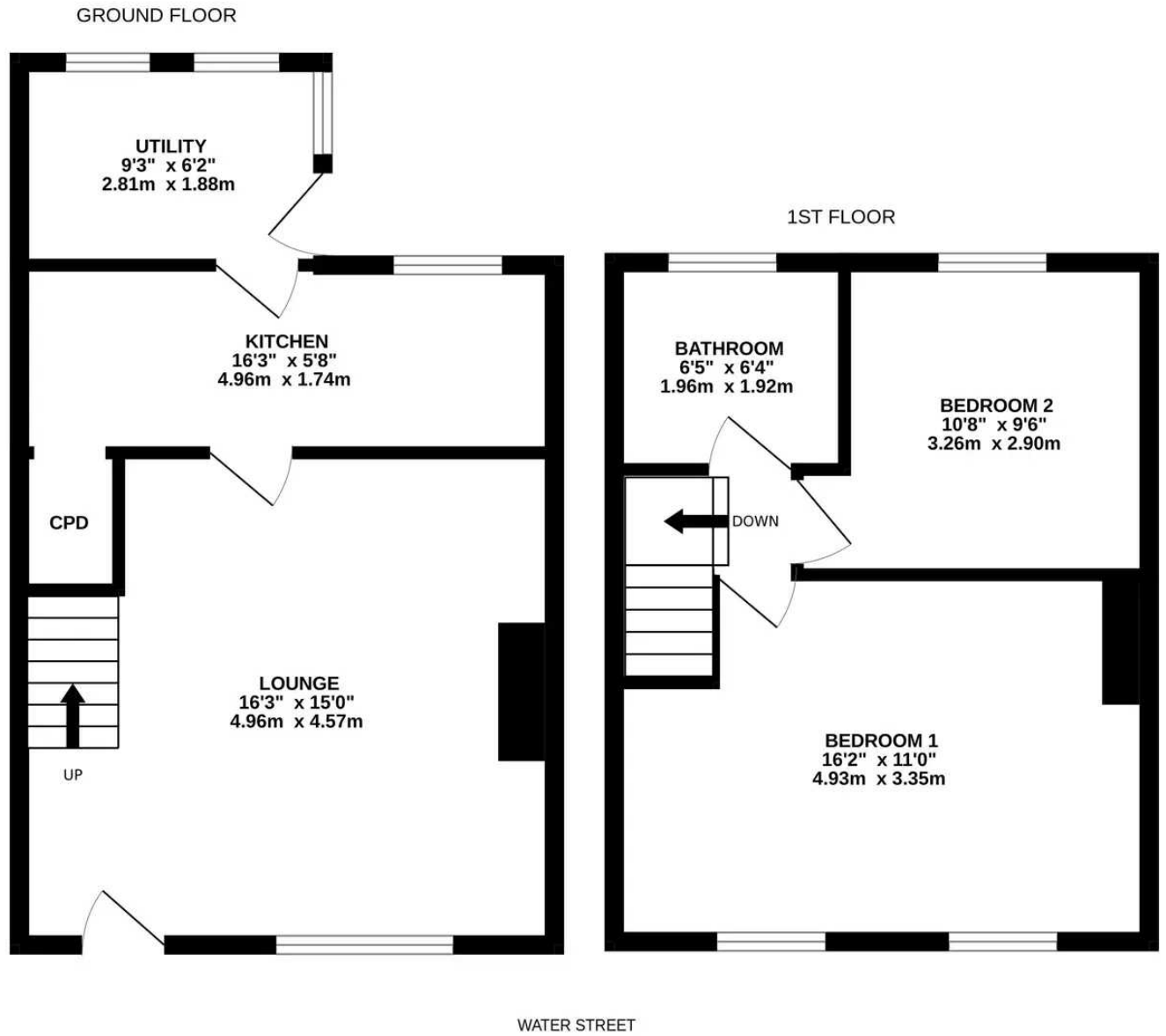




**11 Water Street, Scissett**

Huddersfield, HD8 9JG

Offers in Region of **£200,000**



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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## 11 Water Street

Scissett, Huddersfield, HD8 9JG

NESTLED IN A QUIET, BACK-WATER POSITION IS THIS TWO DOUBLE BEDROOM, MID-THROUGH-TERRACE PROPERTY IN THE SOUGHT AFTER VILLAGE OF SCISSETT. A SHORT DISTANCE FROM THE VILLAGE HIGH STREET, IN CATCHMENT FOR WELL REGARED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property ground floor accommodation briefly comprises of lounge, kitchen and a multi-purpose second reception room, which has historically been utilised as a dining room and is currently used as a utility room. To the first floor there are two double bedrooms and the house bathroom. Externally to the front is an enclosed, low maintenance Indian stone flagged patio to the rear is a small yard.

Tenure Freehold.

Council Tax Band A.

EPC Rating C.



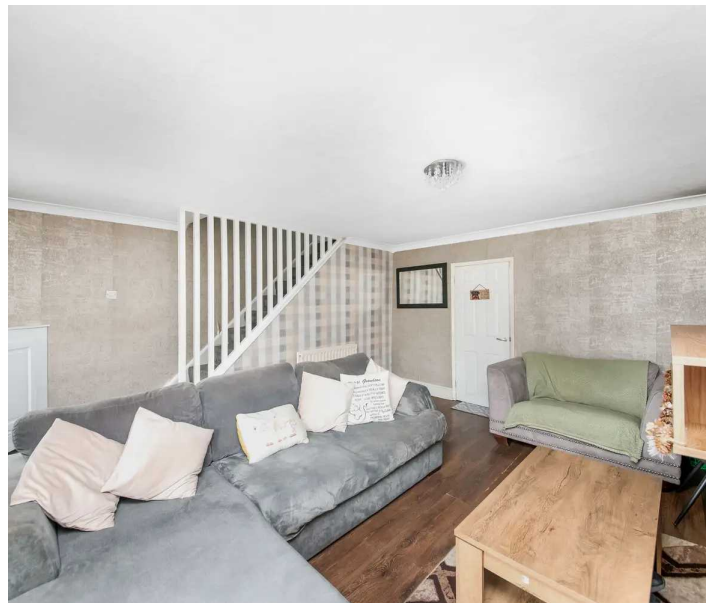


## GROUND FLOOR

### OPEN-PLAN LIVING DINING ROOM

16' 3" x 15' 0" (4.95m x 4.57m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts and leaded detailing. The open-plan living dining room is a generously proportioned reception room which enjoys a great deal of natural light cascading through the double-glazed window and the double-glazed composite door to the front elevation. There is laminate flooring, decorative coving to the ceiling, a central ceiling light point, two wall light points, a radiator, and a multi-panel timber door providing access to the kitchen. The focal point of the room is the inglenook stone fireplace set upon a raised stone hearth with space for an electric fire.





### KITCHEN

16' 3" x 5' 8" (4.95m x 1.73m)

The kitchen features a range of fitted wall and base units with high-gloss cupboard fronts and complementary modern work surfaces over, which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. There is space and provisions for a five-ring range cooker with a canopy-style cooker hood over, and for an automatic washing machine. Additionally, there is high-gloss, brick-effect tiling to the splash areas, attractive tiled flooring, decorative coving to the ceiling, a radiator, a ceiling light point, a double-glazed bank of windows with tiled sill to the rear elevation, access to a useful understairs storage cupboard, and a multi-panel door providing access to the utility room.

### UTILITY ROOM / DINING ROOM

6' 2" x 9' 3" (1.88m x 2.82m)

This versatile space is currently utilised as a utility room; featuring dual-aspect banks of windows to the rear and side elevations, as well as an external PVC door to the side which provides access to the rear yard. There is attractive tiled flooring, as well as high-gloss, brick-effect tiling to dado height on the walls, and the utility room benefits from base units with work surfaces over. Historically, this space has been utilised as a formal dining room, and could be easily converted back if required, as the units are freestanding. Alternatively, this useful space could be utilised as a home office or playroom.



## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the open-plan living dining room, you reach the first floor landing. There is a ceiling light point, and multi-panel timber doors providing access to two well-proportioned double bedrooms and the house bathroom.

### BEDROOM ONE

16' 2" x 11' 0" (4.93m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a fabulous, vaulted ceiling with exposed timber truss on display, two double-glazed windows with leaded detailing to the front elevation, three wall light points, and a radiator.

### BEDROOM TWO

10' 8" x 9' 6" (3.25m x 2.90m)

Bedroom two is a generously proportioned double bedroom with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a wall light point, a radiator, a loft hatch providing access to a useful attic space, and it houses the wall-mounted combination boiler.





#### HOUSE BATHROOM

6' 4" x 6' 5" (1.93m x 1.96m)

The house bathroom features a white three-piece suite comprising of a panel bath with showerhead mixer tap and glazed shower guard, a pedestal wash hand basin, and a low-level w.c. with push-button flush. There is vinyl flooring, tiling to the walls, decorative coving to the ceiling, a ceiling light point, a chrome ladder-style radiator, and a double-glazed window with tiled surround and obscure glass to the rear elevation.



## EXTERNAL

### FRONT GARDEN

Externally to the front, the property benefits from a fabulous, enclosed, low maintenance garden, featuring an Indian stone flagged patio area which benefits from a southerly aspect and takes advantage of the afternoon and evening sun. There are part-wall and part-fence boundaries.

### REAR GARDEN

Externally to the rear, the property features a low maintenance yard with attractive dry-stone wall boundary and an external light.



**VIEWING**

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

**BOUNDARY OWNERSHIP**

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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:

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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.**

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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.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm





## Simon Blyth Estate Agents

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