

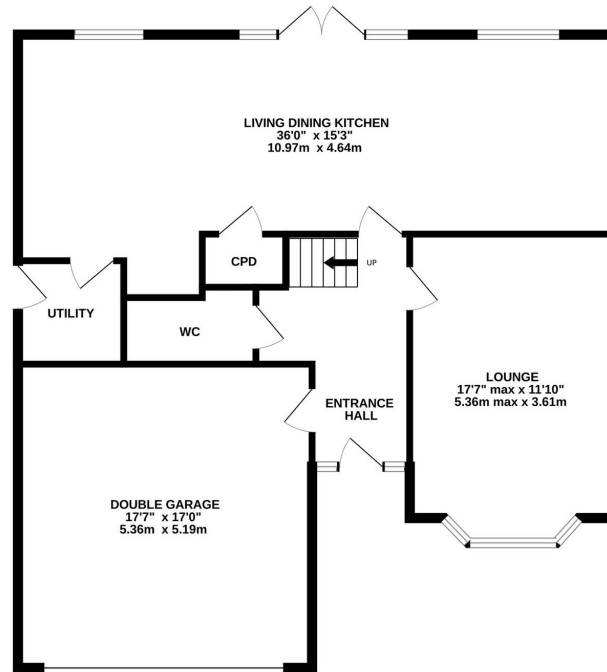


37 Park Gate Drive, Scissett

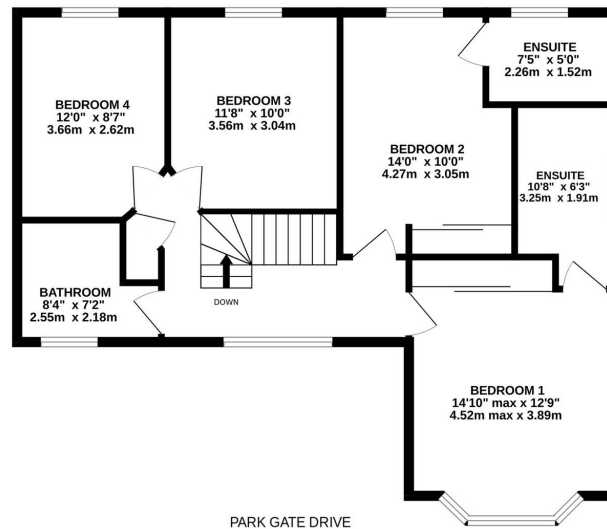
Huddersfield, HD8 9WH

Offers in Region of **£565,000**

GROUND FLOOR



1ST FLOOR



PARK GATE DRIVE

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.
Made with Metropix ©2024



37 Park Gate Drive

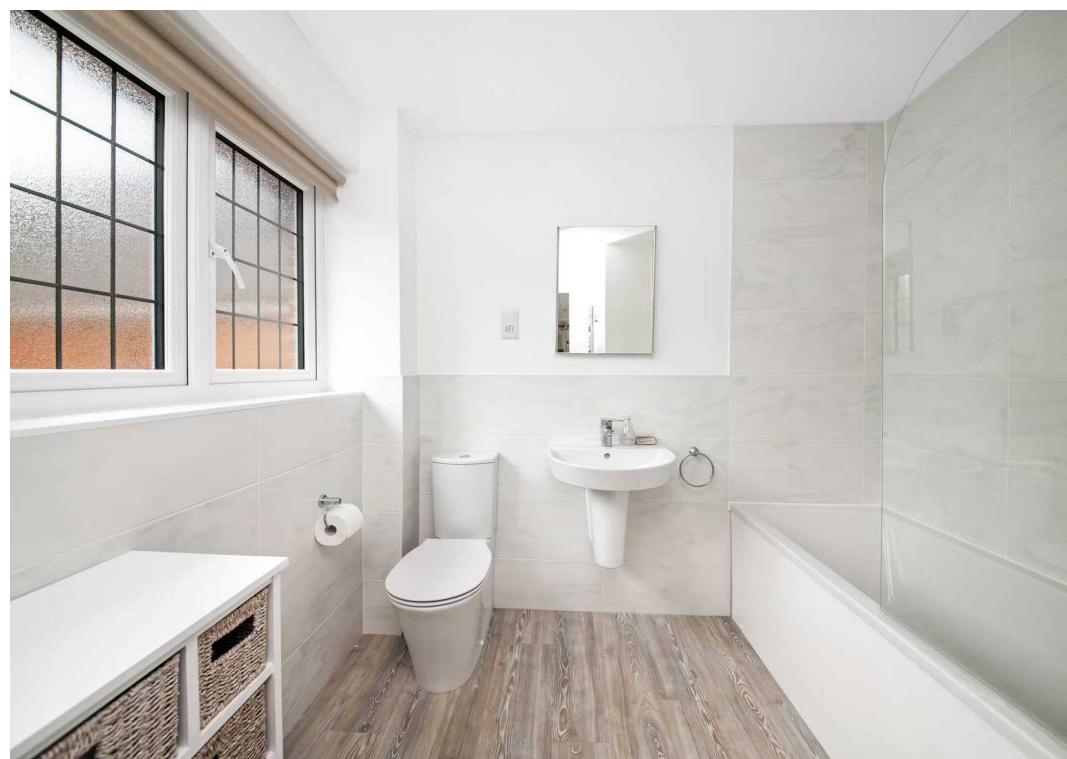
Scissett, Huddersfield, HD8 9WH

AN EXECUTIVE, DETACHED FAMILY HOME NESTLED IN A PLEASANT POSITION WITH TREE-LINED OUTLOOK TO THE FRONT. THE PROPERTY HAS BEEN MUCH IMPROVED BY THE CURRENT VENDORS, WITH LANDSCAPED GARDENS TO THE REAR AND UPGRADED FIXTURES AND FITTINGS THROUGHOUT. THE PROPERTY IS SITUATED IN THE SOUGHT-AFTER VILLAGE OF SCISSETT, IN CATCHMENT FOR WELL-REGARDED SCHOOLING, CLOSE TO VILLAGE AMENITIES, AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The accommodation briefly comprises entrance hall, downstairs w.c., lounge, open-plan dining kitchen and family room, utility room and integral garage to the ground floor. To the first floor, there are four double bedrooms, two with en-suites, and the house bathroom. Externally to the front is a driveway with parking for multiple vehicles and leading to the integral double garage, and lawn garden. To the rear is a fabulous landscaped garden with Indian stone flagged patio, lawn garden, low maintenance borders and perimeter fencing.

Tenure Freehold.
Council Tax Band F.
EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

13' 6" x 9' 0" (4.11m x 2.74m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts and leaded detailing. The entrance hall features adjoining double-glazed windows, again with obscure glass and leaded detailing, providing a great deal of natural light. There is high-quality flooring, a ceiling light point, a radiator, a staircase rising to the first floor, and multi-panel doors providing access to the integral double garage, downstairs w.c., open-plan dining kitchen and family room and the lounge.

DOWNSTAIRS W.C.

7' 10" x 4' 3" (2.39m x 1.30m)

The downstairs w.c. features a contemporary two-piece suite comprising of a low-level w.c. with push-button flush and a wall-hung wash hand basin with chrome Monobloc mixer tap and tiled splashback. There is high-quality flooring, a ceiling light point, an extractor fan, and a radiator.

LOUNGE

11' 10" x 17' 7" (3.61m x 5.36m)

The lounge is a generously proportioned reception room which features a bank of double-glazed bay windows with leaded detailing to the front elevation, providing a pleasant tree-lined outlook. The room is finished with neutral décor and features a ceiling light point, a radiator, and television and telephone points.





OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

15' 3" x 36' 0" (4.65m x 10.97m)

The dining kitchen and family room enjoys a great deal of natural light which cascades through the double-glazed banks of windows to the rear elevation and the double-glazed bi-fold doors which also provide direct access to the rear patio. The high-quality Amtico flooring continues through from the entrance hall.

KITCHEN AREA

The kitchen area features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary Silestone quartz work surfaces over, incorporating a twin-bowl inset stainless-steel sink unit with bevelled drainer and chrome mixer tap. There are high-quality AEG fitted appliances, including a five-ring gas hob with matching quartz backsplash and canopy-style cooker hood over, two fan-assisted oven, a dishwasher, and a fridge freezer unit. The kitchen also benefits from under-unit lighting, a matching quartz upstand, soft-closing doors and drawers, a butler cabinet, and the focal point of the kitchen area is the breakfast island with matching shaker-style cupboards under and quartz work surface over. There are two ceiling light points and a door which leads into the utility room.



DINING AREA

The dining area offers seamless access to the property's landscaped gardens through bi-fold doors to the rear elevation which also feature electric, remote controlled blinds in situ, and there is a central ceiling light point.

FAMILY ROOM

The family room is carpeted and features a bank of double-glazed windows to the rear elevation, providing a pleasant outlook across the property's gardens. There is a central ceiling light point and a radiator.

UTILITY ROOM

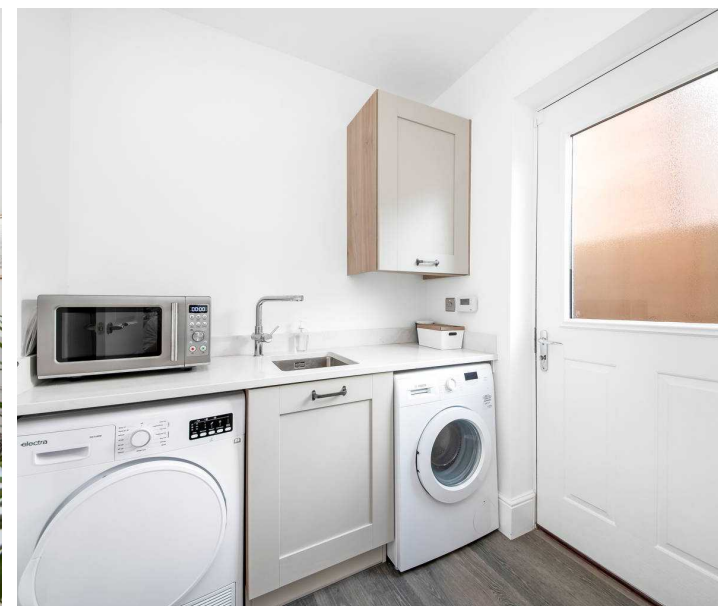
6' 0" x 5' 8" (1.83m x 1.73m)

The utility room features fitted wall and base units with high-quality, shaker-style cupboard fronts and complementary quartz work surfaces over, which incorporate an inset stainless-steel sink unit with chrome mixer tap. There is a continuation of the high-quality flooring from the kitchen, a matching quartz upstand to the work surface, plumbing and space for an automatic washing machine and tumble dryer, a central ceiling light point, a radiator, an extractor fan, and a double-glazed external door with obscure glazed inserts providing access to the side pathway. The utility also houses the property's wall-mounted boiler.

INTEGRAL DOUBLE GARAGE

17' 0" x 17' 7" (5.18m x 5.36m)

The garage features an up-and-over glazed door with obscure glazed inserts, lighting and power in situ, and fitted shelving for additional storage.





FIRST FLOOR

FIRST FLOOR LANDING

Taking the kite winding staircase from the entrance hall, you reach the first floor landing which enjoys a great deal of natural light cascading through a bank of double-glazed windows with leaded detailing to the front elevation. Multi-panel doors provide access to four double bedrooms, the house bathroom and useful airing cupboard, and there are two ceiling light points, a radiator, and a loft hatch providing access to a useful attic space.

BEDROOM ONE

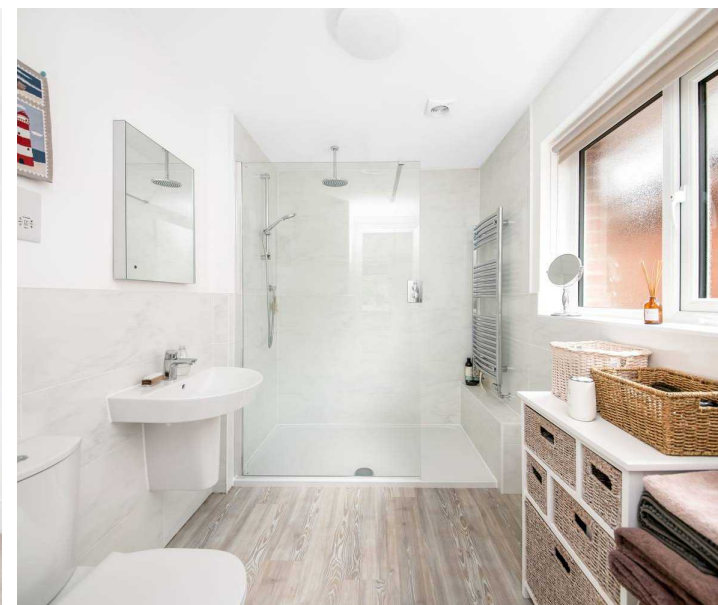
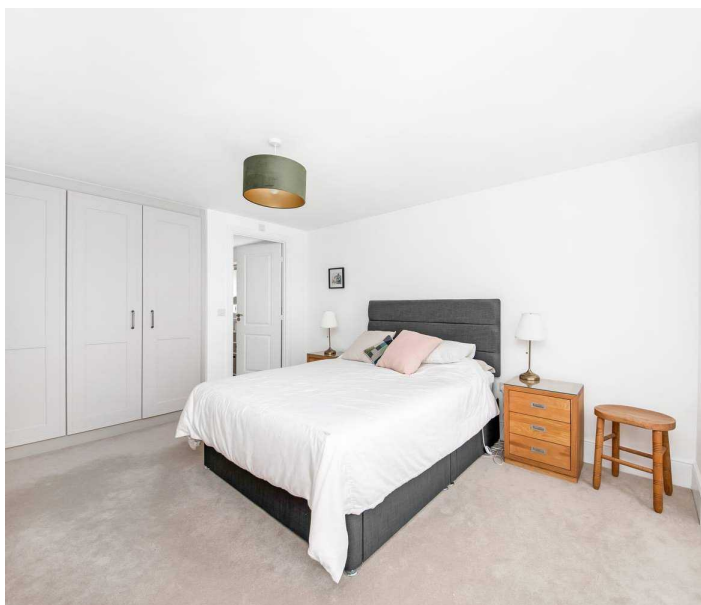
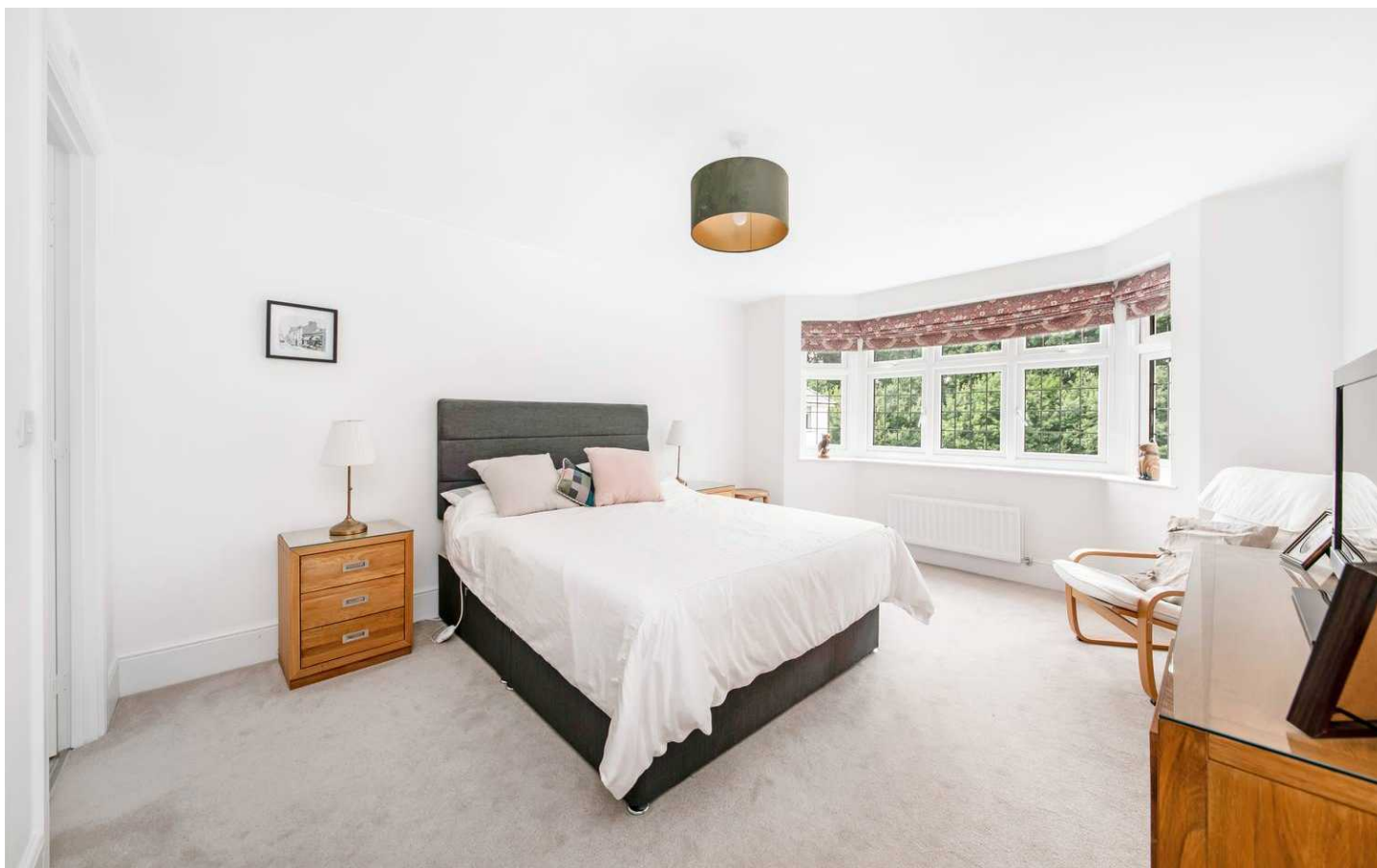
14' 10" x 12' 9" (4.52m x 3.89m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, a bank of fitted wardrobes with hanging rails and shelving in situ, and a double-glazed bay window with leaded detailing to the front elevation, providing a pleasant open-aspect view with tree-lined backdrop. The principal bedroom also benefits from impressive en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

10' 8" x 6' 3" (3.25m x 1.91m)

The en-suite shower room features a contemporary three-piece suite comprising of a fixed frame shower with thermostatic rainfall shower and separate handheld attachment, a wall-hung wash hand basin with chrome Monobloc mixer tap, and a low-level w.c. with push-button flush. There is high-quality flooring, attractive tiling to the walls, a central ceiling light point, an extractor fan, a shaver point, a chrome ladder-style radiator, and a bank of double-glazed windows with obscure glass to the side elevation.





BEDROOM TWO

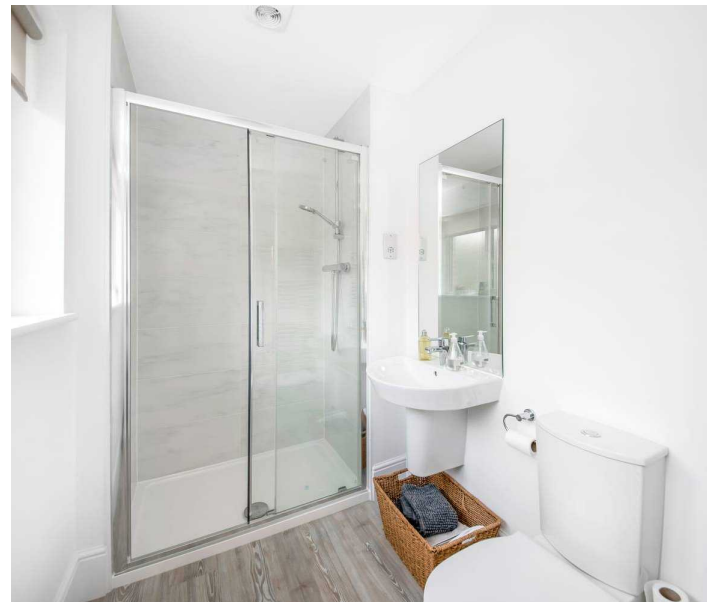
14' 0" x 10' 0" (4.27m x 3.05m)

Bedroom two is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which offer a pleasant view across the property's generously proportioned gardens and tree-lined backdrop beyond. There is a ceiling light point, a radiator, a bank of high-quality, floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ, and en-suite shower room facilities.

BEDROOM TWO EN-SUITE SHOWER ROOM

7' 5" x 5' 0" (2.26m x 1.52m)

The en-suite shower room features a modern, white, three-piece suite comprising of a fixed frame shower cubicle with thermostatic shower, a wall-hung wash hand basin with chrome Monobloc mixer tap and mirrored splashback, and a low-level w.c. with push-button flush. There is high-quality flooring, a bank of double-glazed windows with obscure glass to the rear elevation, a chrome ladder-style radiator, a ceiling light point, an extractor fan, and a shaver point.



BEDROOM THREE

11' 6" x 10' 0" (3.51m x 3.05m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation, sharing a similarly pleasant view to bedroom two.

BEDROOM FOUR

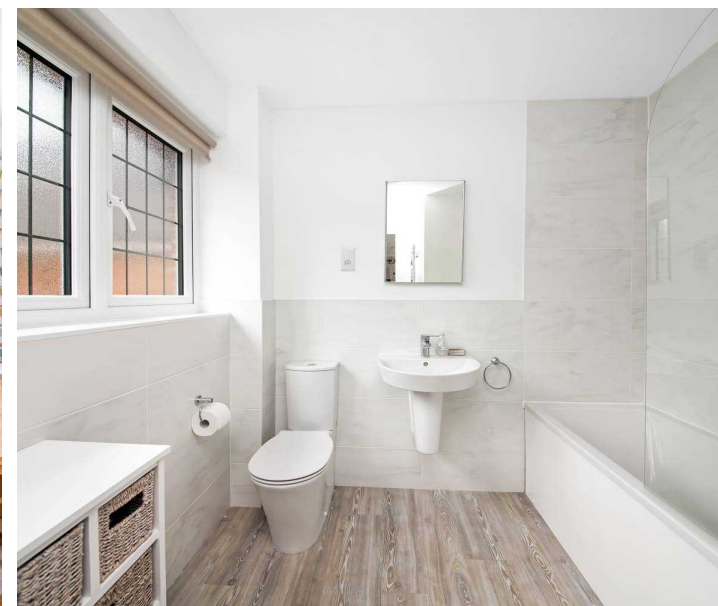
12' 0" x 8' 7" (3.66m x 2.62m)

Bedroom four can accommodate a double bed with space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, a ceiling light point, and a radiator.

HOUSE BATHROOM

7' 2" x 8' 4" (2.18m x 2.54m)

The house bathroom features a modern, white, three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a low-level w.c. with push-button flush, and a wall-hung wash hand basin with chrome Monobloc mixer tap. There is high-quality flooring, attractive tiling to the walls and splash areas, a chrome ladder-style radiator, and a ceiling light point. Additionally, there is a bank of double-glazed windows with obscure glass to the rear elevation, an extractor fan, a shaver point, and an LED-backlit vanity mirror.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a double tarmac driveway which provides off-street parking for multiple vehicles and leads to the integral double garage. The front garden is laid predominantly to lawn with low-maintenance flower and shrub beds, and a flagged pathway which leads to the front door canopy, where there is also an external light. A further pathway leads down the side of the property to a gate which encloses the rear gardens.

REAR GARDEN

Externally to the rear, the property features a beautiful, Indian stone flagged patio area (approximately 30m sq.) which is an ideal space for alfresco dining and barbecuing. The rear garden is laid predominantly to lawn (approximately 60m sq.) with easy to maintain shrub and tree borders, as well as part-fence and part-wall boundaries, an external light, and external double plug sockets. This south-facing garden is enclosed and benefits from an additional area down the side of the property for further storage.

INTEGRAL DOUBLE GARAGE

17' 0" x 17' 7" (5.18m x 5.36m)

The garage features an up-and-over glazed door with obscure glazed inserts, lighting and power in situ, and fitted shelving for additional storage.

DRIVEWAY

2 Parking Spaces





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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

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.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

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



Simon Blyth Estate Agents

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000