

MARSH & MARSH PROPERTIES

Wayside Cottage, Scammonden, HD3 3FW

£325,000



****ATTENTION ALL YOUNG/GROWING FAMILIES, PROFESSIONAL OR RETIRED COUPLES**** A FOUR DOUBLE bedroom family home formally two semi-detached houses which, over the years has been developed into this beautiful and spacious detached property. Situated in the highly sought after area of Scammonden, this property offers both rurality and convenience with quick and easy access to the M62 motorway. Equipped with solar panels this home offers eco-friendly options regarding utilities. In brief, to the ground from you are welcomed by a well-presented entrance hall, head now into the lounge with an extravagant solid mahogany open staircase, a dining room perfect for hosting and a modern fitted kitchen with a kitchen island unit. To the first floor, there is a landing, four double bedrooms, a bathroom and a shower room. Externally to the rear there is a yard, and a garden shed. To the front there is an enclosed yard and external utility/storage room.

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ENTRANCE HALL

Upon entering this property, you are greeted by a welcoming entrance hall accessed via a UPVC door. The hall is enhanced by tasteful coving and elegant archways that provide access to both the lounge and the kitchen. A practical fitted cabinet offers convenient storage, while the stunning solid bamboo flooring adds warmth and sophistication, seamlessly continuing into the lounge for a cohesive and inviting feel.

LIVING ROOM 4.8 x 6.6m (15'8 x 21'7)



The living room is a spacious and inviting area, featuring the same beautiful solid bamboo flooring that flows from the entrance hall. A striking solid mahogany open staircase serves as a focal point, adding a touch of luxury and character. An archway leads into the dining room, enhancing the sense of openness. The room is equipped with two radiators and large UPVC windows, ensuring a bright and comfortable living space.

DINING ROOM 4.8 x 3.2m (15'8 x 10'7)

The dining room continues the elegant solid bamboo flooring, creating a seamless transition from the lounge. The space is adorned with coving, adding a touch of refinement, and features

an archway that opens into the kitchen. There is a radiator, UPVC window, and French doors that fill the room with natural light and offer convenient access to the backyard.



KITCHEN 4.8 x 3.9m (15'8 x 12'9)



The kitchen boasts a wide range of wall and base units that provide ample storage space and a modern aesthetic. At the heart of the space is a stylish kitchen island, complete with a sink, a sleek chrome mixer tap, and a convenient built-in soap dispenser. This well-equipped kitchen includes integrated appliances such as a dishwasher, dryer, and washing machine. Along with a built-in American-style fridge freezer; Rangemaster cooker, hob, and extractor fan which ensures a superior cooking experience. To complete this room the floor is tiled, there are ceiling spotlights, a radiator, and UPVC windows.

LANDING

The solid mahogany staircase leads up to this landing with, and airing cupboard, coving, and a UPVC window.

BEDROOM ONE 4.7 x 3.3m (15'5 x 10'9)



This spacious double bedroom featuring a fitted bedroom suite that includes five double wardrobes, drawers, and a built-in bench, offering ample storage and convenience. Coving adds a touch of sophistication to the room's design. There is a radiator and UPVC windows flood the space with natural light, atmosphere.

BEDROOM TWO 3.75 x 3.30



This double bedroom offers practicality and comfort, featuring a fitted cabinet and desk, perfect for storage and workspace needs. The room provides loft access via a pull-down ladder, leading to a partially boarded loft, ideal for additional storage. To complete this room there is a radiator and a UPVC window.

BEDROOM THREE 2.5 x 3.3m (8'2 x 10'9)



A double bedroom equipped with coving, a radiator, and UPVC windows.

BEDROOM FOUR 2.4 x 3.3m (7'10 x 10'9)



A double bedroom equipped with coving, a radiator, and UPVC windows.

BATHROOM



The bathroom features a modern three-piece suite comprising a bath, low flush toilet, and a stylish vanity sink unit. Additional storage is provided by a wall-mounted mirrored cabinet and a wall-mounted storage cabinet, offering both functionality and convenience. A UPVC window brings in natural light, while loft access with a pull-down ladder leads to a partially boarded loft, perfect for extra storage.

SHOWER ROOM



The shower room is beautifully appointed with a modern three-piece suite, including a spacious walk-in shower with a sleek glass screen and a

handheld power shower. A low flush toilet and a stylish vanity sink unit complete the set. For added convenience, the room features a wall-mounted mirrored cabinet and an additional storage cabinet. To complete this room there is an extractor fan, chrome towel radiator, and a UPVC window.



EXTERNAL



To the rear you will find a yard with a garden shed. To the front you will find a gated yard.

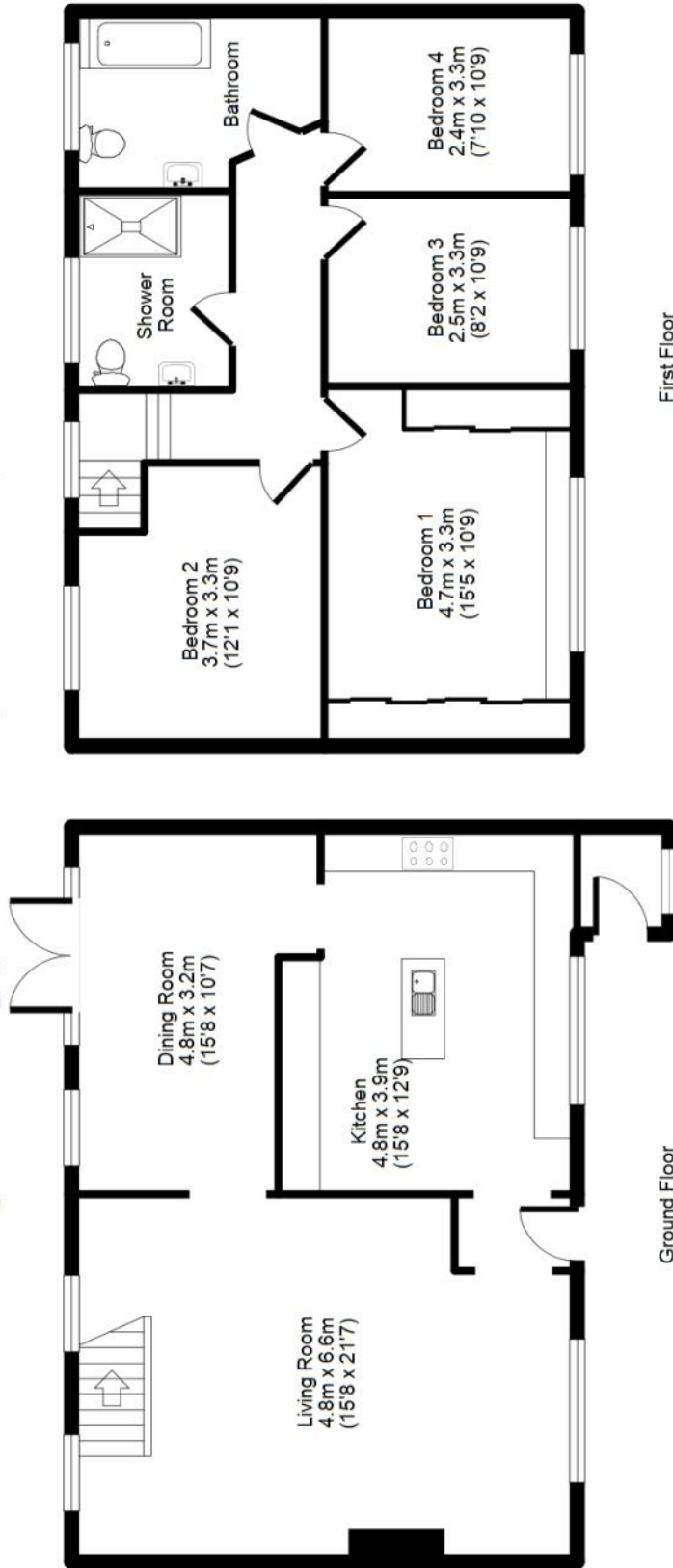
UTILITY

A utility room with fitted cupboards, power, and light. The room is also equipped with a sink, oil boiler, and UPVC window.



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For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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