

33 Holly Road,  
Scissett HD8 9GT

OFFERS AROUND  
£425,000



\*\*\*\*\*NO ONWARD CHAIN\*\*\*\*\* THIS SPACIOUS EXTENDED FOUR-BEDROOM DETACHED HOME HAS A GENEROUS AMOUNT OF LIVING SPACE, PATIO GARDEN, GARAGE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND: D / ENERGY RATING:

PAISLEY  
PROPERTIES

### **ENTRANCE HALL 11'5" max x 6'2" max**



You enter the property through a composite door into an inviting entrance hallway. Here there is space to remove and store coats and shoes, a staircase ascends to the first-floor landing and doors lead to the lounge, breakfast kitchen, W.C. and study. There is a useful understairs cupboard providing storage and wood-effect flooring underfoot.

### **LOUNGE 13'11" plus bay x 12'7" apx**



This good-sized lounge offers plenty of space for a range of furniture and has an attractive feature fireplace which houses an electric fire. There is a bay window to the front overlooking the street. An archway is open to the dining room, making these spaces perfect for entertaining family or friends with a sociable feel. A door leads to the entrance hall.

### **DINING ROOM 10'3" apx x 9'11" apx**



A superb formal dining room, this space can comfortably accommodate a table and chairs and sits between all three other living spaces, making it the heart of the home and perfect for congregating over mealtimes. There are French patio doors into the conservatory and a door which leads to the breakfast kitchen.

### **CONSERVATORY 13'11" apx x 13'8" apx**



A wonderful addition to the property, this generously sized conservatory could house a selection of freestanding furniture and offers versatile additional living space. With glazing to three sides and French doors out onto the patio, this space is the ideal place to enjoy the outdoors from within. There is an exposed stone wall, tile-effect flooring and a further set of doors which lead to the dining room.

## **BREAKFAST KITCHEN 14'8" max x 12'7" max**



Fitted with dark grey wood-effect wall and base units, contrasting white quartz-effect work surfaces and matching upstands, and a one-and-a-half-bowl stainless steel sink and drainer with mixer tap over, this lovely light kitchen also benefits from a double Neff oven, four-ring gas hob, extractor fan, fridge, freezer and dishwasher. There is plenty of space for a breakfast table if desired, or some comfy seating if preferred. There are two rear-facing windows, tiled flooring and doors which lead to the entrance hall, dining room and an arch to the utility.

## **UTILITY 5'8" apx x 5'2" apx**

An extremely handy space, this utility is positioned just off the kitchen and is home to an integrated washing machine, dark grey wood-effect base unit, a contrasting white worktop and upstands, and a stainless steel sink and drainer with mixer tap. The property's central heating boiler is also discreetly hidden behind a wall unit. There is tiled flooring and a part-glazed composite door opens onto the driveway.

## **DOWNSTAIRS W.C 5'8" apx x 3'5" apx**

This convenient ground-floor W.C. is fitted with a white pedestal hand wash basin with mixer tap and tiled splashback alongside a low-flush toilet. There is a side-facing obscure glazed window, wood-effect flooring and a door which leads to the entrance hall.



### **STUDY 6'8" apx x 5'7" apx**



A fantastic additional room, this study provides the perfect place for anyone working from home, or with kids studying, and will house a desk and chair comfortably. Alternatively, the room would make a great hobby room. There is a front-facing window and a door leading to the entrance hall.

### **FIRST FLOOR LANDING 10'4" apx x 3'4" apx**

Stairs rise from the entrance hall to the first-floor landing. There is a ceiling hatch with ladder which provides access to the loft space, which is partly boarded with a light. Doors lead to the four bedrooms and house bathroom.

**BEDROOM ONE 12'9" apx x 7'5" plus bay**



This impressive king-size bedroom has an abundance of space for a selection of freestanding furniture alongside a bank of fitted wardrobes with mirrored sliding doors and a charming window seat which is fitted into the bay. The room is neutrally decorated and has doors leading to the en-suite and landing.



## EN-SUITE 5'2" apx x 5'2" apx



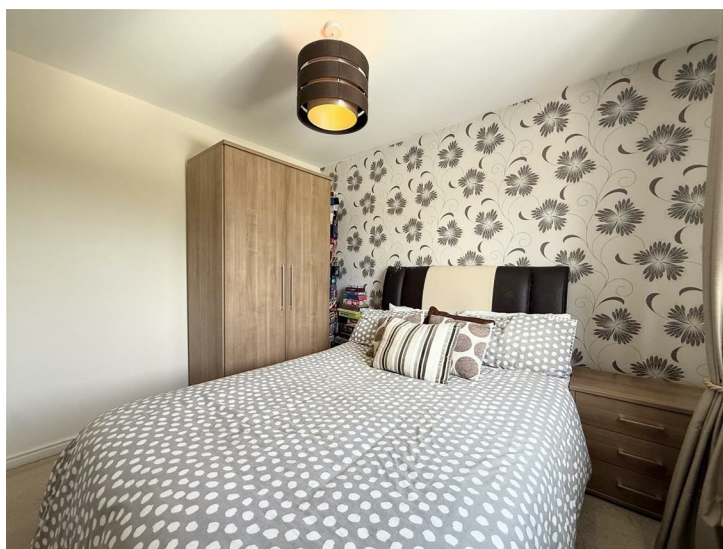
Comprising a three-piece suite including a corner shower cubicle with mains-fed shower, pedestal hand wash basin with mixer tap and a low-level W.C., this en-suite is partially tiled with decorative wall tiles, has a front-facing obscure glazed window and tile-effect vinyl flooring. A door leads to the bedroom.

### **BEDROOM TWO 14'0" max x 8'11" max**



A light double bedroom, this room is positioned to the front of the property with a window overlooking the street. There is space for freestanding bedroom furniture items alongside a built-in storage cupboard over the bulkhead. The room is nicely decorated with wood-effect laminate flooring and a door which leads to the landing.

### **BEDROOM THREE 10'0" apx x 8'8" apx**



Located to the rear of the property with a window looking out over the adjoining playing field, this third double bedroom has space for a double bed and wardrobes and a door which leads to the landing.

### **BEDROOM FOUR 10'0" max x 9'2" max**

Currently used as a media/hobby room, this good-sized L-shaped fourth bedroom would accommodate a single bed and complementing furniture or make a brilliant additional workspace. There is a rear-facing window and a door which leads to the landing.

### **BATHROOM 6'11" apx x 6'3" apx**

This house bathroom is fitted with a bath with mains-fed shower over, pedestal hand wash basin and low-level W.C. The room is partially tiled, has an obscure glazed rear-facing window and mosaic tile-effect flooring. A door leads to the landing.



**GARDEN**



A charming secluded patio garden, this area offers space for outdoor furniture, pots and planters. There is access to the conservatory via patio doors, allowing it to become an extension of the house and perfect for entertaining. A gate leads out to the driveway.



### **GARAGE AND DRIVE**

A driveway provides off-road parking for two vehicles and leads up to a single garage which has an up-and-over door, light and power.

## **MATERIAL INFORMATION - PAISLEY**

### **TENURE:**

Freehold

### **ADDITIONAL COSTS:**

There are no additional costs associated with the property, shared areas or development.  
Estate/development charge - £xxx per annum

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees

### **PROPERTY CONSTRUCTION:**

Standard

### **PARKING:**

Garage and Driveway

### **RIGHTS AND RESTRICTIONS:**

### **DISPUTES:**

There have not been any neighbour disputes.

### **BUILDING SAFETY:**

There have not been any structural alterations to the property.  
There are no known structural defects to the property.

### **PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:**

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### **UTILITIES:**

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx Mbps

### **ENVIRONMENT:**

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES - PAISLEY**

### **AGENT NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

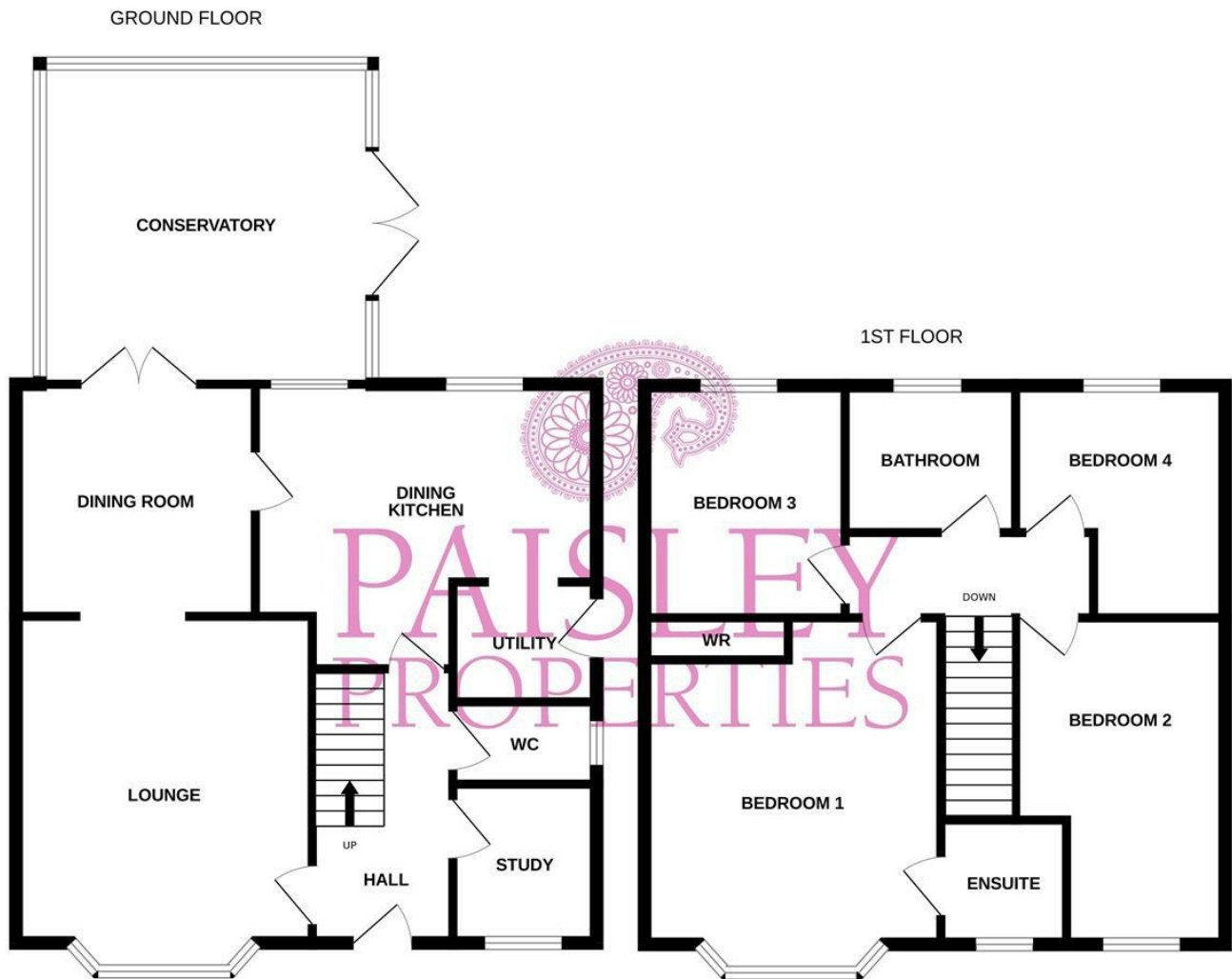
## **PAISLEY PROPERTIES - PAISLEY**

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

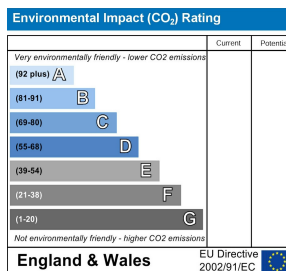
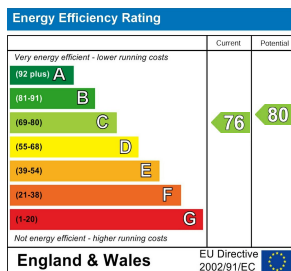
## **PAISLEY MORTGAGES - PAISLEY**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / [mandy@paisleymortgages.co.uk](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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