

59 Heritage Court,  
Scissett HD8 9WN

OFFERS AROUND  
£240,000



THIS MODERN THREE BEDROOM TERRACE PROPERTY HAS SPACIOUS LIVING  
ACCOMMODATION, ENCLOSED GARDEN AND PARKING FOR TWO VEHICLES OFF ROAD.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B

PAISLEY  
PROPERTIES



Beautifully presented throughout this mid terrace home briefly comprises:- entrance hall, downstairs W.C, generously sized lounge, contemporary dining kitchen, three first floor double bedrooms, one having an en-suite and a house bathroom. To the front is side by side parking for two cars and to the rear is a garden with patio and lawn. Scissett is perfectly located for local shops, the village primary and middle school and access to the M1 motorway network.

### **ENTRANCE HALLWAY**

You enter the property through a composite door into this welcoming entrance hallway where there is space to remove outdoor coats and shoes. There is quality Amtico flooring and doors lead to the W.C and lounge.

### **DOWNSTAIRS WC 3'7" max x 5'6" max**

Fitted with a wall mounted hand wash basin with mixer tap and low level W.C this handy downstairs cloakroom has a tiled splash back, Amtico grey wood effect flooring, space to store coats and shoes and a door leading to the entrance hall.



### **LOUNGE 10'2" max x 17'8" max**

This generously sized lounge is decorated in neutral tones and is light and airy courtesy of the front facing window. There is ample room to accommodate a range of furniture and there is a useful under stairs storage cupboard. Stairs rise to the first floor and doors lead to the entrance hall and dining kitchen.



### **DINING KITCHEN 14'1" max x 8'0" max**

Spanning the full width of the property this superb dining kitchen is positioned to the rear of the house with French doors out onto the garden.

The kitchen is fitted with off white wall and base units, contrasting dark wood effect work surfaces and matching upstands and a one and a half bowl stainless steel sink and drainer. Integrated appliances include fridge, freezer, double electric oven, four ring gas hob, stainless steel and glass extractor fan, washing machine and slimline dishwasher. The room has space for a dining table and chairs, has a rear facing window, spot lighting and Amtico grey wood effect flooring. A door leads to the lounge.



### **FIRST FLOOR LANDING**

Stairs ascend from the lounge to the first floor landing where there are doors leading to the three bedrooms, bathroom and storage cupboard. There is a ceiling hatch providing access to the loft space.

### **HOUSE BATHROOM 6'0" max x 7'1" max**

This contemporary house bathroom is fitted with a three piece white suite including full size bath with mains fed shower over, wall mounted hand wash basin with mixer tap and low level W.C. The room has decorative wall tiles, a chrome heated towel rail, grey tile effect laminate flooring and a door which leads to the landing.





### **BEDROOM ONE 10'7" max x 11'8" max**

A well proportioned double bedroom this master bedroom is well presented and offers plenty of space for freestanding bedroom furniture including an alcove perfect for housing wardrobes. There is a rear facing window which looks out over the garden and doors lead to the landing and en-suite.



### **EN SUITE 6'2" max x 8'1" max**

Comprising of a three piece white suite including shower cubicle with folding glazed door and mains fed shower, wall hung hand wash basin with mixer tap over and a low level W.C this room has attractive wall tiles around the shower and sink, an obscure glazed rear facing window, laminate tile effect flooring and a chrome heated towel rail. A door leads to the bedroom.



**BEDROOM TWO 8'8" max x 10'6" max**

A second good sized double bedroom this is positioned to the front of the property with a window overlooking the street. The room enjoys neutral decor and has a door leading the landing.



**BEDROOM THREE 8'7" max x 7'4" max**

The third bedroom sits to the front of the property and could again accommodate a double bed if desired. It would also make a wonderful child's bedroom or home office. There is a front facing window and door which leads to the landing.





### **FRONT AND PARKING**

To the front of the property is a double width driveway. A path leads down the side of the property to the gated rear garden.

### **REAR GARDEN**

To the rear is a lovely south west facing garden with patio adjoining the kitchen, flower bed to one side, lawn and decked area which is ideal for outdoor furniture. There is also space for a garden shed.



**AGENTS NOTES:**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again 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**

We 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**

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.

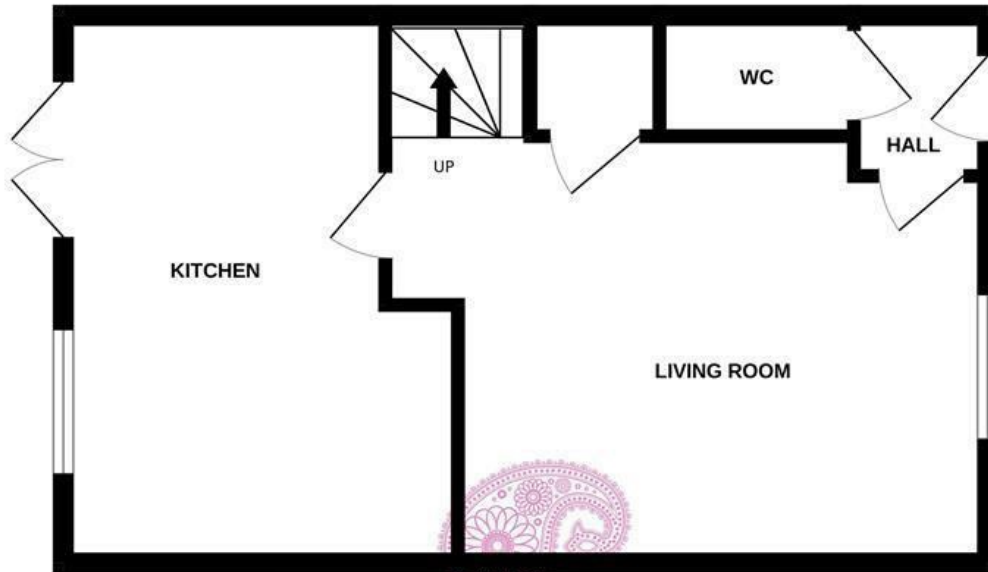
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

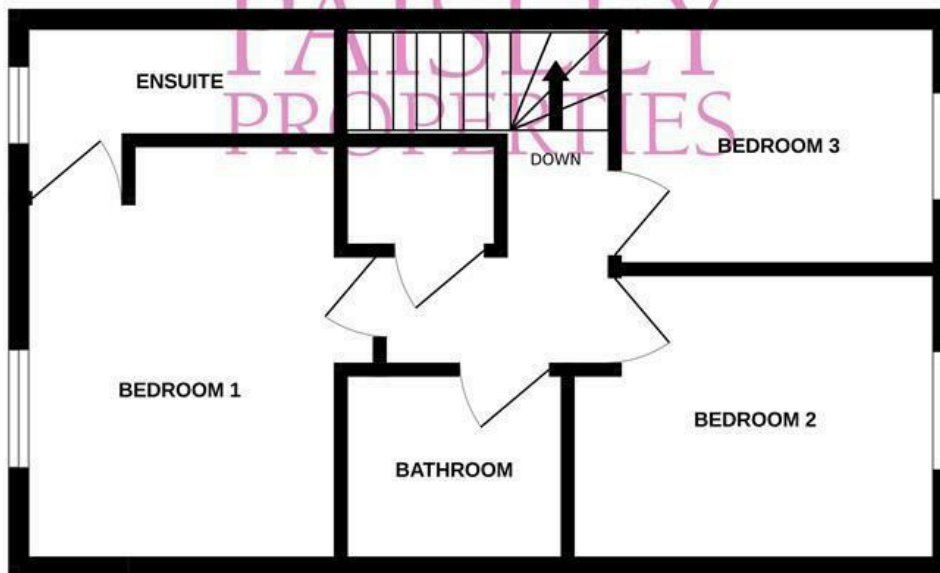
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



## GROUND FLOOR



## 1ST FLOOR



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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| Energy Efficiency Rating                    |           |
|---|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (69-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| 84  | 96        |
| EU Directive 2002/91/EC                     |           |
| England & Wales                             |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
| Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>  |           |
| (81-91) <b>B</b>  |           |
| (69-80) <b>C</b>  |           |
| (55-68) <b>D</b>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |

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