

114 Pilling Lane,  
Scissett HD8 9LP

OFFERS AROUND  
£330,000



THIS IMMACULATE THREE BEDROOM DETACHED PROPERTY HAS FRONT AND REAR GARDENS, LONG DRIVE AND SINGLE GARAGE.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING:

PAISLEY  
PROPERTIES



### **ENTRANCE HALL 7'11" inc stairs x 4'0" apx**

You enter the property through a composite door into the entrance hall where there is space to remove and store coats and shoes. A staircase ascends to the first floor and a part glazed door leads into the lounge.

### **LOUNGE 21'7" apx x 14'0" max**

This fantastic large lounge is flooded with natural light courtesy of the dual aspect windows, the front being a bay, and has an attractive feature fireplace with electric fire and stone effect surround. The room is nicely decorated in neutral tones, offers ample room for a range of furniture, and has part glazed doors leading to the entrance hall and inner hallway.



### **INNER HALL 8'4" apx x 3'0" apx**

This inner hall has doors leading to the lounge, kitchen, two bedrooms and bathroom.

### **KITCHEN 10'10" apx x 10'9" apx**

Fitted with cream shaker style wall and base units, wood effect roll top work surfaces, a ceramic sink with mixer tap and mosaic effect tiled splash back this stylish kitchen also benefits from a built in electric oven, four ring induction hob, concealed extractor fan and has space for a washing machine, dishwasher and fridge freezer. There is a side facing window, spot lighting to the ceiling, laminate wood effect flooring, a part glazed door to the inner hall and a second door into the pantry/under stairs cupboard. An external part glazed uPVC door opens onto the driveway.



### **BEDROOM ONE 13'6" apx x 11'1" apx**

Positioned to the rear of the property with a view out over the garden from its window this generously sized double bedroom has plenty of space for a range of furniture and is beautifully decorated. A door leads onto the inner hall.



**BEDROOM TWO 11'1" apx x 8'3" apx**

Currently used as a separate dining room this space would also make a wonderful double bedroom and benefits from French patio doors, with additional side glazing, out into the garden. The room is presented in neutral tones with wood effect flooring. A door leads to the inner hall.



**BATHROOM 8'3" apx x 7'5" apx**

This luxurious bathroom comprises of a four piece white suite including a bath with corner mixer taps, double walk in shower cubicle with mains shower, pedestal hand wash basin and low level W.C. There are two obscure glazed rear facing windows, attractive wall and floor tiles, spot lighting, a chrome heated towel rail and door which leads to the inner hall.





### **BEDROOM THREE 14'4" apx x 9'6" max**

Stairs rise from the entrance hall to this first floor double bedroom which has a front facing window with far reaching views over toward Emley. There is space for a section of bedroom furniture items and doors lead to the attic space and staircase.



### **ATTIC 20'11" apx x 9'10",72'2" from beam to beam**

Having recently been fully insulated, floored and already having a rear facing window, this loft space is like another room in itself. Currently providing lots of easily accessible storage, this could also be converted into an addition room if required. A door leads back to bedroom three.





## **DRIVE AND GARAGE**

An attractive driveway provides off road parking for multiple vehicles and leads up the side of the house to the single garage.

The garage has an electric roller door, light and power. It also houses the property's central heating boiler and has a pedestrian door out onto the rear garden.

## **FRONT AND SIDE GARDEN**

Sitting behind a superb front garden the house does have an attractive curb side appeal. The walled garden is mainly laid with lawn, but has well stocked flower bed borders which extend down the side of the property where there is also a pathway leading to the rear garden.



## **REAR GARDEN**

Having been lovingly landscaped to create a beautiful outside space including patio area, mature flower beds, lawn and area for a greenhouse, this gorgeous garden can be accessed via the side of the property, through the patio doors or side garage door.



**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 MORTGAGES**

Harry Mason 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 Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

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

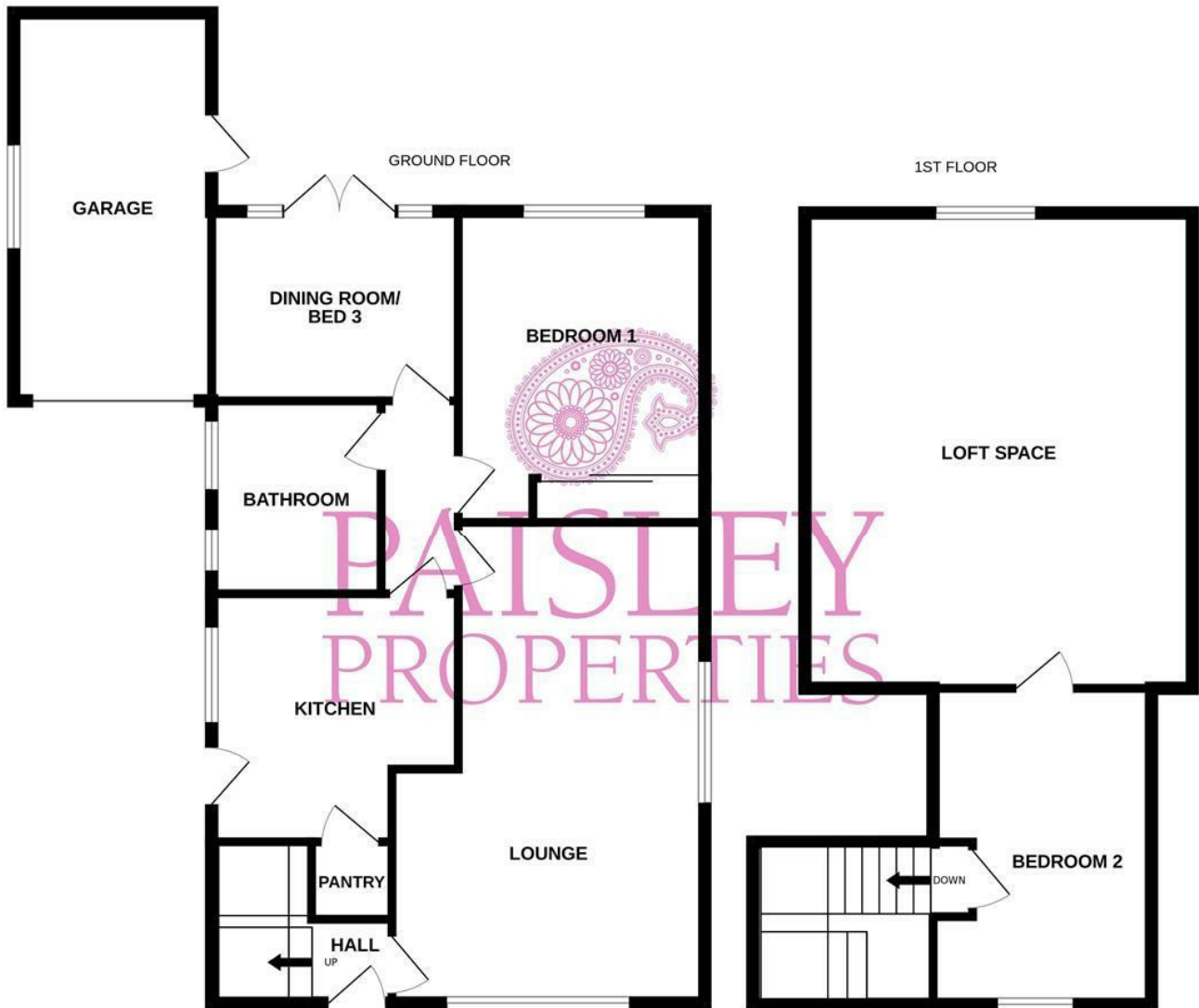
**PAISLEY PROPERTIES**

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.

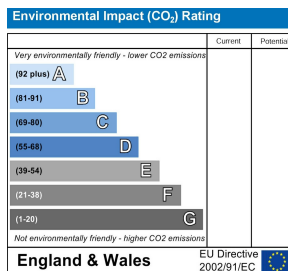
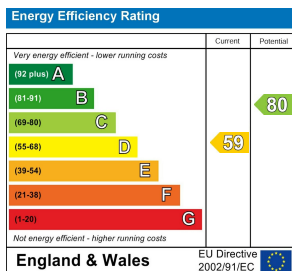
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We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk)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





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