

3 Cuttlehurst,
Scissett HD8 9LF

OFFERS AROUND
£220,000



THIS FABULOUS FOUR BEDROOM FAMILY HOME OFFERS SPACIOUS ACCOMMODATION OVER THREE FLOORS AND IS WELL PRESENTED THROUGHOUT. BENEFITTING FROM OFF-ROAD PARKING AND A SMALL PATIO COURTYARD GARDEN TO THE REAR, ALONG WITH AN AREA OF WOODLAND.

FREEHOLD/ COUNCIL TAX BAND C/ ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'5" apx x 5'3" apx

You enter the property through a dark wood effect uPVC door into a welcoming entrance hallway. There is space to remove outdoor clothing on arrival. A carpeted staircase ascends to the first floor and a door leads to the lounge.



LOUNGE 12'6" apx x 10'6" apx

Positioned to the front of the property with a window looking out to the quiet road and offering for reaching views beyond, this cozy lounge is the perfect place to relax and unwind. The exposed timber beams to the ceiling and an electric cast iron stove in a stone and timber surround Acts as a lovely focal point there is ample room to accommodate lounge furniture. There is a useful under stairs cupboard to one corner for storing household items. Doors lead to the kitchen and to the entrance hallway.



KITCHEN 8'5"apx x 13'6"apx

Located towards the rear of the property with a part glazed UPVC door leading out to the courtyard garden, this charming kitchen is full of rustic charm and really must be viewed to be fully appreciated. It is fitted with timber painted units in an attractive sage green with contrasting solid timber worktops with co-ordinating metro tiles and a black inset sink with an unusual mixer tap. A gas eight burner range cooker takes pride of place and there are spaces for a freestanding dishwasher and washing machine, both of which could be left by arrangement. There is also space to accommodate a tall fridge freezer and the property's central heating boiler is neatly concealed away in a cupboard. Terracotta quarry tiles run underfoot. A window looks out to the woodland behind and a door leads to the lounge.



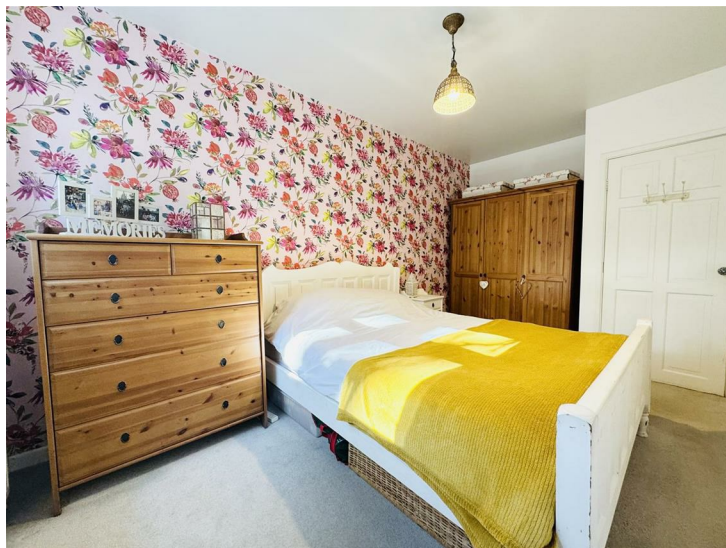
FIRST FLOOR LANDING 5'11" apx x 4'0" apx

A carpeted staircase from the entrance hallway to the first floor landing which is large enough to accommodate a piece of furniture and has doors leading to two bedrooms and the house bathroom. A further carpeted staircase as to the second floor.



BEDROOM ONE 14'11" apx x 8'5" apx

This tastefully decorated large double bedroom has a large window allowing copious amounts of natural light to flood in and allowing views of the woodland to the rear. There is space for freestanding bedroom furniture and the vendor is willing to allow the current wardrobes to remain in place. A central metal pendant light fitting lights the room beautifully and there is carpet underfoot. A door leads to the landing.



BEDROOM TWO 7'10" apx x 10'2" apx

The second double bedroom is located to the front of the property again with a large window this time offering far reaching countryside views. It benefits from a fitted wardrobe and shelving to one wall. It is tastefully decorated with carpet underfoot, a central spotlight fitting and a door leads to the landing.



FAMILY BATHROOM 6'0" apx x 9'0" apx

This contemporary bathroom is beautifully presented and fitted with a white three-piece suite comprising of a white hand wash basin set into a gloss white vanity unit, low-level WC, and a bath with thermostatic shower over. The walls are fully tiled with white tiles with decorative inset tiles adding interest, grey concrete effect aqua boards have been added around the bath. Dark grey ceramic tiles run underfoot and white PVC cladding to the ceiling houses spotlights illuminating the room beautifully. An obscure window allows light to flood in and a door leads to the landing.



BEDROOM THREE 8'5" apx x 13'10" apx

Nestled in the eaves and just flooded with natural light from a large Velux window, this charming double bedroom has sloping ceilings, neutral décor and has an abundance of space for freestanding bedroom furniture. A door leads to the landing.



BEDROOM FOUR 9'4" apx x 7'5" apx

Again nestled in the eaves, this good sized bedroom has a sloping ceiling and Velux window allowing natural light to cascade in. The room is neutrally decorated with carpet underfoot and it benefits from an ensuite shower room. A space saving bifold door leads to the en-suite and a door leads to the landing.



EN-SUITE SHOWER ROOM 7'4" apx x 7'6" apx

This cleverly designed contemporary shower room is fitted with a gloss white vanity unit with integral wash basin with mixer tap, a matching low level W.C. and a quadrant shower enclosure with a thermostatic mixer shower. Grey concrete effect aqua boards adorn the walls in the shower area and light wood effect LVT flooring runs underfoot. Spotlights to the ceiling complete the room. A Velux window allows natural light to enter and a bi-fold door leads to the bedroom.



EXTERIOR

To the front of the property is a small garden area either side of the front door. Access to the rear of the property is via a large stone archway which finds you in a large open courtyard where the property has one allocated parking space and also a share of the woodland space behind. Adjacent to the property is a fenced flagged garden area, perfect for al fresco dining.



MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Off road allocated parking space.

RIGHTS AND RESTRICTIONS:

Tree Preservation Orders in the woodland.

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 1000 Mbps

ENVIRONMENT:

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

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.

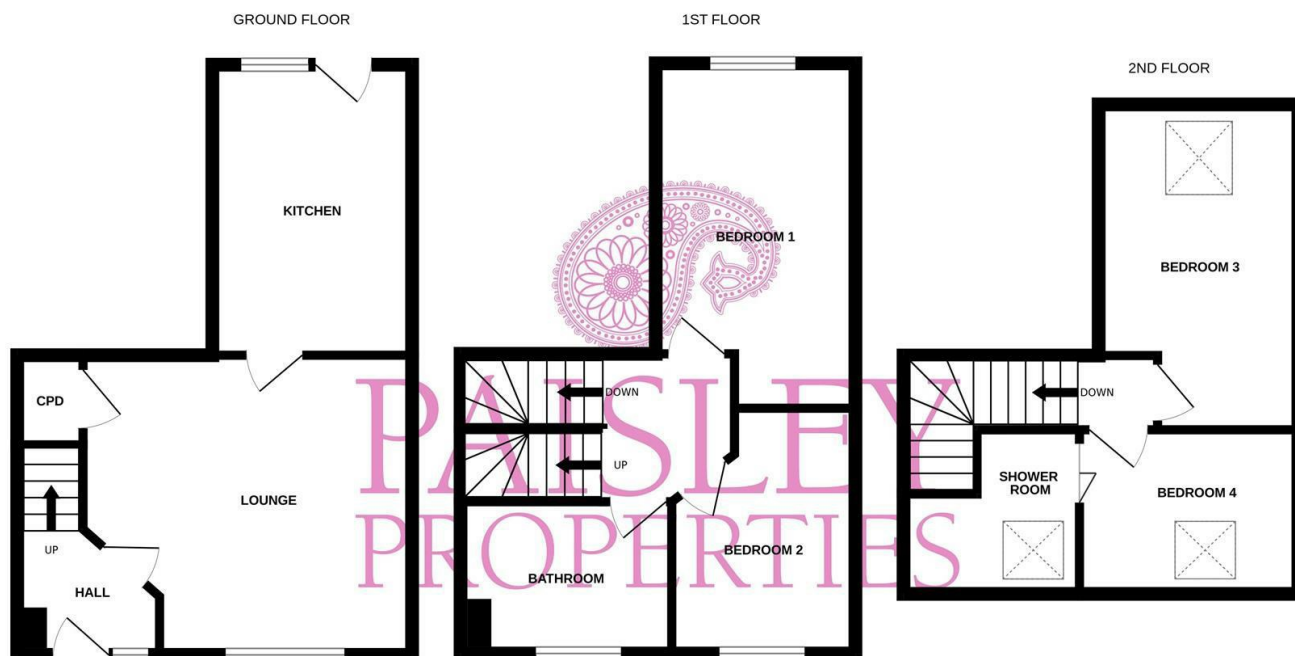
PAISLEY MORTGAGES

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 to arrange an appointment.

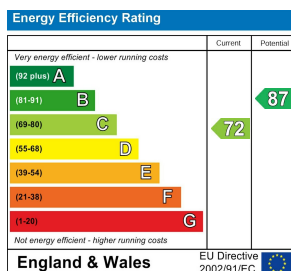
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 for a free, no obligation quote or for more information.



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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