

9 Pennine Drive,
Scissett HD8 9JD

OFFERS AROUND
£375,000



THIS FOUR BEDROOM DETACHED FAMILY HOME IS NEUTRALLY DECORATED THROUGHOUT OFFERING VERSATILE ACCOMMODATION AND SIMPLY BURSTING WITH FURTHER POTENTIAL. IT SITS ON A GENEROUS PLOT WITH WRAP AROUND GARDEN AND DRIVEWAY PARKING IN A QUIET CUL DE SAC LOCATION. FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'10" apx x 10'4" apx

You enter the property through a white uPVC door into a welcoming entrance hallway which has space to remove outdoor clothing on arrival and a low level understairs cupboard perfect for storing shoes. A carpeted staircase ascends to the first floor landing and doors lead to the living room, bedroom and snug/utility room.

LOUNGE 21'10" apx x 10'10" apx

Located to the front of the property and simply filled with natural light courtesy of windows to dual aspects, this wonderful L-shaped lounge has an electric stove on a marble hearth and white painted surround as a focal point in the room and ample space for lounge furniture. A large archway opens into the dining kitchen and a door leads to the entrance hallway.

DINING KITCHEN 13'8" apx x 10'10" apx

Again simply flooded with natural light from not only a window offering views in to the rear garden but a set of French doors leading out onto a decked patio which when open really bring the outside in, this good sized dining kitchen has been fitted with a range of cream base and wall units, laminate worktops and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise an electric hob with extractor fan over and a double electric oven. There is space for a tall fridge freezer. The room is large enough to accommodate a good sized dining table and chairs. Exposed wooden floorboards run underfoot and there is a central pendant light. A wide archway opens into the lounge.

HOME OFFICE/UTILITY / SNUG 8'11" apx x 20'5" apx



Formerly the property's kitchen, this versatile room is used as a snug to one end, a utility area to the other and a desk space dividing the two.. It is fitted with a range of wood effect base and wall units and a stainless steel sink and drainer with mixer tap and there is space and plumbing for a washing machine. A cupboard houses the property's central heating boiler. An exterior door leads out to the side of the property and doors lead to both hallways.

REAR HALLWAY

The rear hallway has doors leading to the snug/utility, bathroom, bedroom and lounge.

BATHROOM 7'4" apx x 7'7" apx



This contemporary bathroom is fitted with a white suite comprising a corner shower enclosure equipped with a thermostatic mixer shower, bath with a shower mixer tap, a vanity hand wash basin and a low level cistern WC. Grey and white tiles adorn the walls, white ceramic tiles run underfoot and PVC panelling with spotlights runs across the ceiling. A large obscure window allows natural light to flood in and a door leads to the landing.

BEDROOM FOUR 10'9" apx x 10'4" apx



Light and airy, with neutral décor, this double bedroom has garden views from its window and ample space to accommodate freestanding bedroom furniture. A door leads to the hallway.

BEDROOM ONE 14'10" apx x 9'1" apx



This charming well proportioned double bedroom was formerly the property's garage and is nice and light courtesy of windows to dual aspects and spotlights to the ceiling. There is an abundance of space for freestanding bedroom furniture. A door leads to the entrance hallway.

FIRST FLOOR LANDING 10'9" apx x 3'1" apx

A carpeted staircase ascends from the ground floor to the first floor landing. Doors lead to the two bedrooms and shower room.

BEDROOM TWO 9'1" apx x 18'1" max into doorway



This fantastic double bedroom has a window looking out to the rear garden, eaves cupboards for storage and ample space for freestanding bedroom furniture. A door leads to the landing.

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



This third double bedroom has ample space for freestanding bedroom furniture and is neutrally decorated. A hatch allows access to the loft. A front facing window allows natural light to enter and a door leads to the landing.

SHOWER ROOM 4'11" apx x 6'3" apx



Cleverly designed to maximise the space on offer with a sloping ceiling and Velux skylight allowing natural light to enter, this contemporary shower room is fitted with a shower enclosure with a thermostatic mixer shower, a white pedestal handwash basin with mixer tap and a matching low level WC. The room is partially tiled with grey tiles to the shower area and behind the wash basin. Grey wood effect LVT flooring runs underfoot. Spotlights to the ceiling and a chrome heated towel rail complete the room. A door leads to the landing.

GARDENS



The property sits on a generous plot and has a fabulous garden space which has been well designed into defined zones, with a raised decked area adjacent to the house providing a lovely place to relax and unwind overlooking the generous sized lawned garden. The garden continues round to the rear of the property which has defined pathways and a gravelled seating area surrounded by well established plants and shrubs.. A further paved elevated patio area sits to the rear of the property and leads round to the side door allowing access into the property's utility room.





FRONT & PARKING

To the front of the property is a block paved driveway providing parking for several vehicles alongside a well manicured front garden.

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 D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation is available.
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 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.

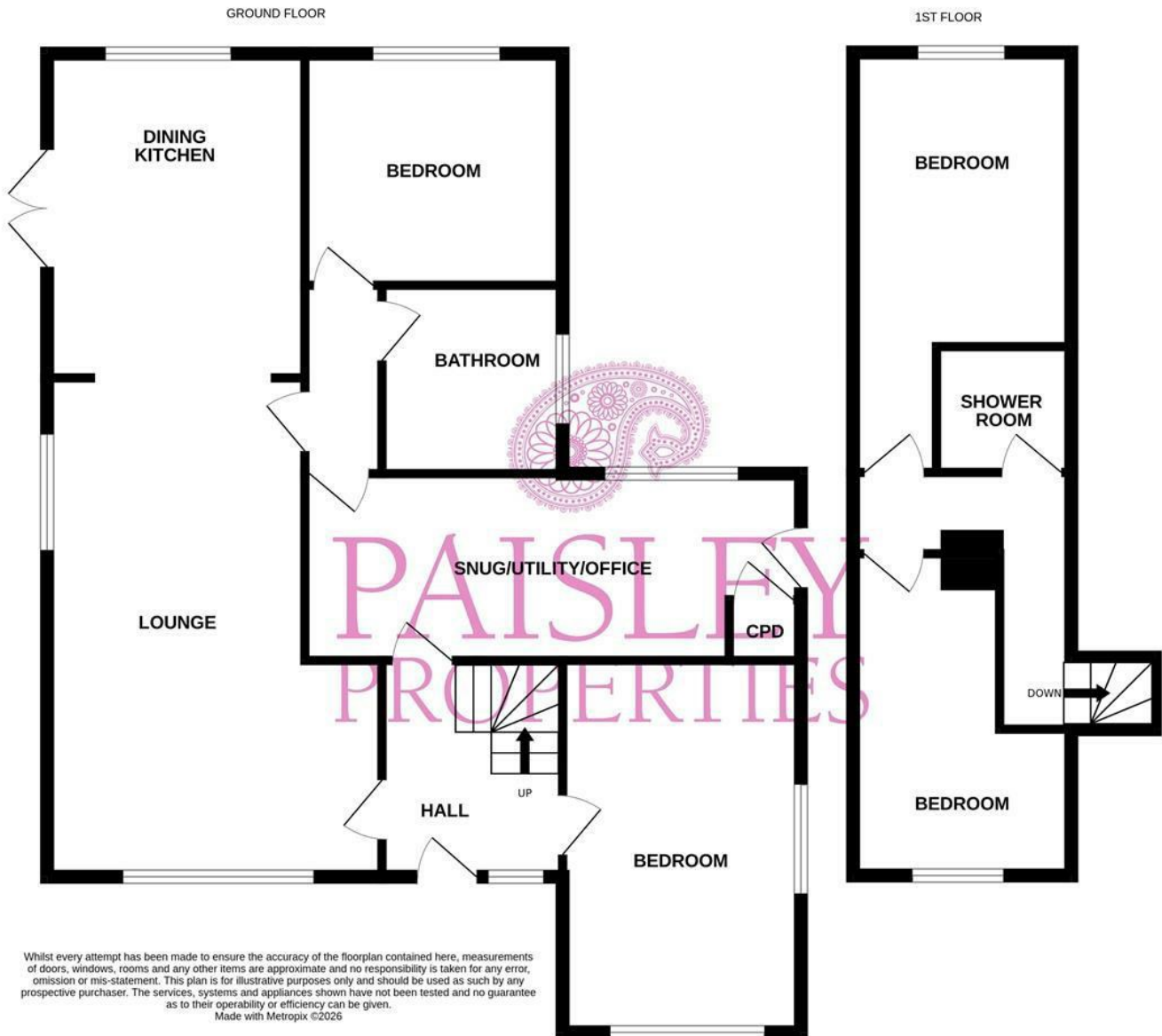
PAISLEY PROPERTIES

Paisley 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

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. *



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	72
England & Wales	
EU Directive 2002/91/EC	

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

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