

15 Willow Gardens,  
Scissett HD8 9UY

OFFERS AROUND  
£285,000



THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE OFFERS A LANDSCAPED ENCLOSED GARDEN AND OFF-ROAD PARKING FOR TWO VEHICLES.

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

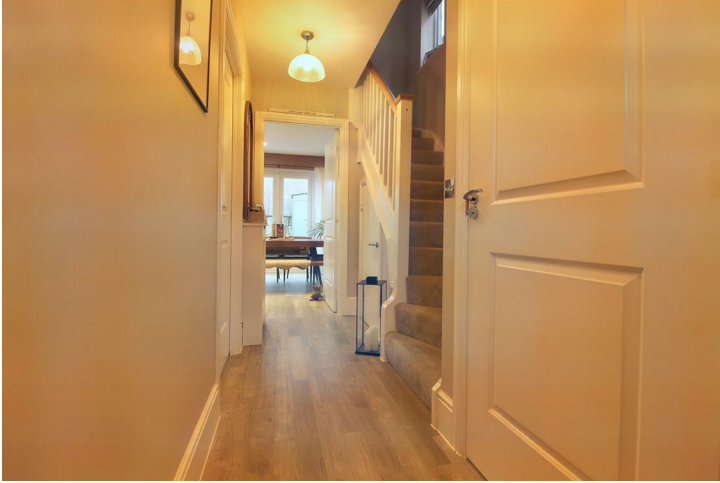
PAISLEY  
PROPERTIES

### **ENTRANCE HALL 13'4" apx x 3'6" apx**

You enter the property through a composite door into a lovely, welcoming hallway. There is a staircase ascending to the first-floor landing, a handy under stairs store cupboard and Amtico pale wood effect flooring. Doors lead to the downstairs W.C, lounge and dining kitchen.

### **DOWNSTAIRS W.C 5'8" apx x 2'11" apx**

This useful downstairs W.C is fitted with a corner, wall mounted, hand wash basin with tiled splashback and a low-level toilet. There is spot lighting, an obscure glazed front facing window and Amtico flooring which continues through from the hall. A door leads to the entrance hallway.



### **LOUNGE 15'8" apx x 11'0" apx**

This room is generous in size and beautifully presented. It offers plenty of space for a range of living room furniture and enjoys a large front facing window overlooking Willow Gardens. A door leads to the entrance hallway.



### **DINING KITCHEN 18'0" apx x 11'3" apx**

Positioned to the rear of the property, and spanning the full width of the house, is this impressive dining kitchen which benefits from French doors out onto the garden. The kitchen itself is fitted with a range of modern white and walnut effect wall and base units, granite effect work surfaces, attractive tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. There is a range of AEG integrated appliances including fridge, freezer, double oven, four ring gas hob, extractor fan and dishwasher.

The room offers ample space for a family sized dining table and chairs and a further rear facing window allows natural light to flood in. Spot lighting and pale wood effect Amtico flooring complete the room and doors lead to the utility cupboard and entrance hallway.



### **UTILITY CUPBOARD**

A very handy cupboard off the kitchen has been plumbed for a washing machine and is set up to provide space to accommodate a washer and separate dryer.

### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first-floor landing. There is a side facing window, ceiling hatch providing access into the loft and handy over stairs cupboard. Further doors lead to the three bedrooms and house bathroom.

### **MASTER BEDROOM 11'1" + alcove x 11'2" apx**

This wonderful double bedroom boasts elegant decor and as the photos demonstrate is well proportioned so can easily accommodate a king-size bed and complementing furniture. There is a thoughtfully designed alcove which is ideal for a free-standing wardrobe or if one desired would be perfect for a fitted alternative. A front facing window looks out over Willow Gardens and doors lead through to the en-suite and landing.



### **EN-SUITE 7'4" apx x 4'1" apx**

Comprising of a modern, white, three-piece suite including double shower cubicle with glazed sliding door, wall hung hand wash basin and a low-level W.C this attractive en-suite is partially tiled in decorative wall tiles, has spot lighting and wood effect flooring. A door leads to the bedroom.



### **BEDROOM TWO 11'9" \_ alcove x 8'11" extending into door**

Located to the rear of the property this stylish double bedroom has again got plenty of room to accommodate free-standing bedroom furniture, with a useful alcove for a wardrobe. A window looks out over the garden and a door leads to the landing.



### **BEDROOM THREE 8'7" apx x 8'6" apx**

Currently set up as a home office, this room would also make a super double bedroom. It is neutrally decorated with a window looking out over the rear garden. A door leads out onto the landing.

### **BATHROOM 6'7" apx x 5'6" apx**

This bathroom is like new and is fitted with a contemporary white suite including bath with shower over, wall mounted hand wash basin and low-level W.C. The room is partially tiled in well-chosen neutral wall tiles which complement the pale wood effect flooring, there is spot lighting, an obscure glazed front facing window, chrome heated towel rail and door which leads to the landing.



### **FRONT AND PARKING**

To the front of the property is two side by side parking spaces and an electric car charging point. A pathway leads up the side of the drive to the front door and wraps round the side of the house providing gated access to the rear garden.



## REAR GARDEN

The vendors have invested heavily in landscaping this garden to create a fantastic useable space. There is a large, flagged patio suitable for outdoor furniture and a generous raised, level lawn with shed/summerhouse to one corner. The garden is private and fully enclosed by stone wall and timber fencing.



## 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.

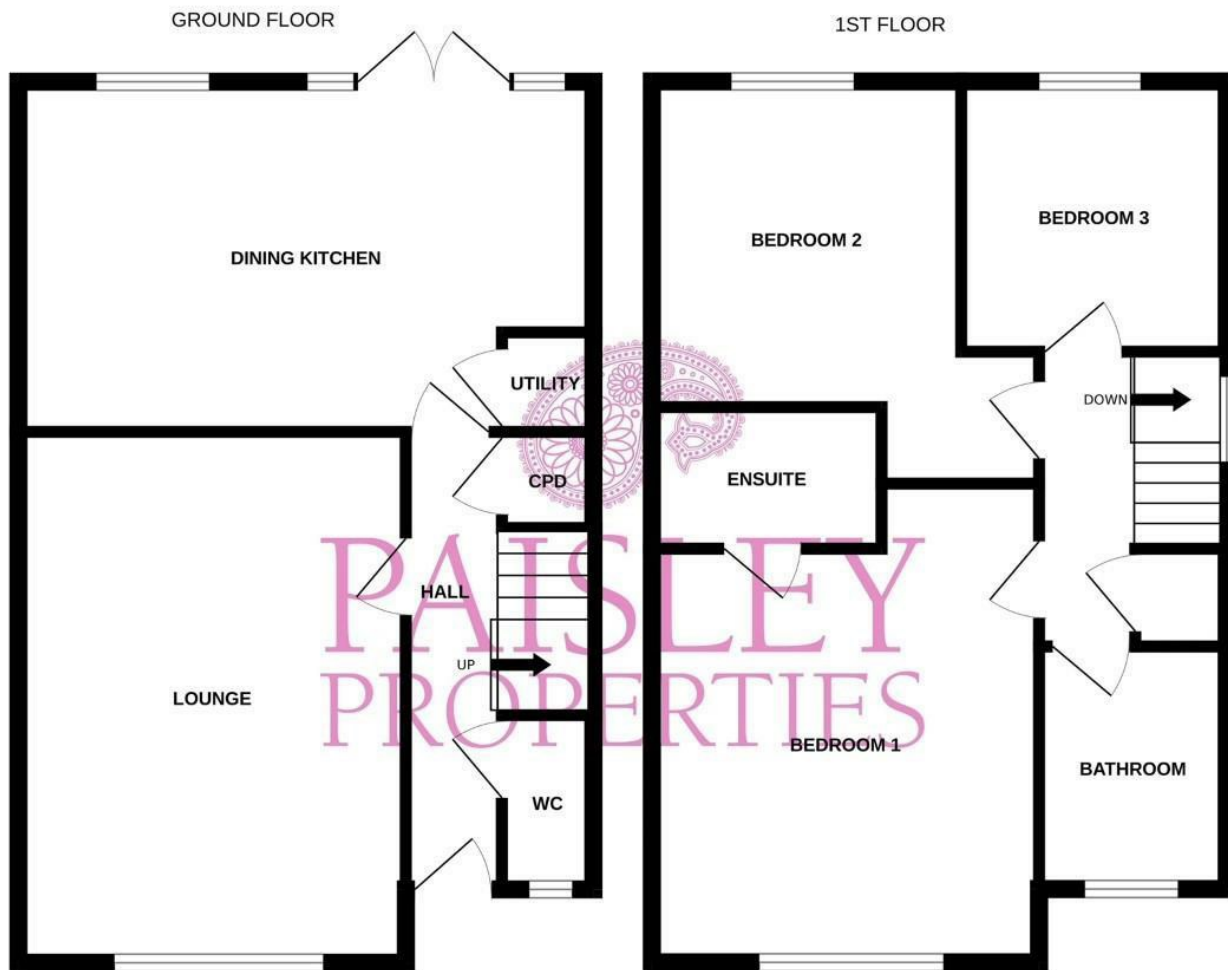
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

**PAISLEY SURVEYORS**

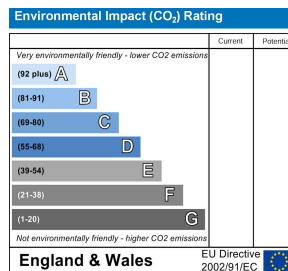
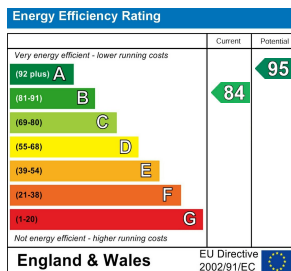
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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

**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.



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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

**Almondbury Office:**  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

**Mapplewell Office:**  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

