

30 Heritage Court,
Scissett HD8 9WN

OFFERS AROUND
£375,000



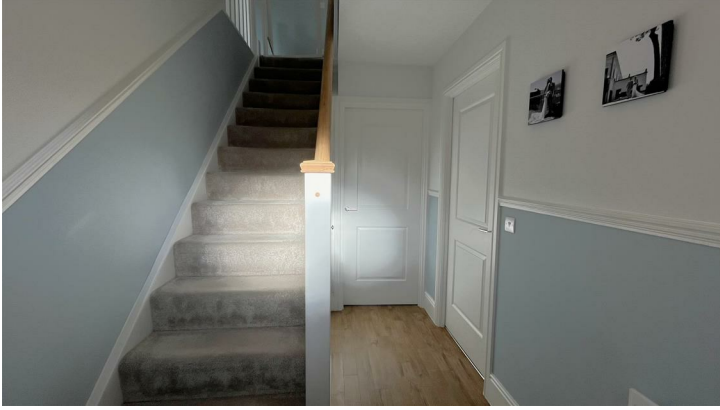
PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT, THIS SPECTACULAR THREE BEDROOM DETACHED FAMILY HOME IS CONVENIENTLY LOCATED IN THE VILLAGE OF SCISSETT AND INCLUDES MODERN FIXTURES AND FITTINGS, OFF ROAD PARKING, ENCLOSED REAR GARDEN AND AN INTEGRAL SINGLE GARAGE.

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

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'3" max x 10'8" max

You enter the property through a part glazed composite door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is practical karndean flooring underfoot and doors lead to the lounge, dining kitchen, under-stairs cupboard and a spindled staircase ascends to the first floor landing.



LOUNGE 10'9" max x 14'8" max

This charming living room has ample space for freestanding furniture and is the ideal place to sit and relax on an evening with friends and family. A large front facing bay window fills the space with light and a door leads to the entrance hallway.



DINING KITCHEN 13'3" max x 21'6" max

Spanning the rear of the property, this impressive dining kitchen is beautifully presented and is perfect to enjoy meals with loved ones. The kitchen area is fitted with a range of high quality cream shaker style wall and base units, wood effect work surfaces with matching up-stands and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, electric oven and grill, and four ring induction hob with extractor fan above. To one end of the room there is lots of space for a family dining table and chairs, there is spot lighting to the ceiling and karndean flooring underfoot. Rear facing windows overlook the pretty garden, doors lead to the utility room, cloak cupboard and entrance hall and patio doors open onto the garden.



UTILITY ROOM 5'9" max x 6'6" max

Positioned off the kitchen, this handy utility room has one base unit and work surfaces, space/plumbing for a washing machine and tumble drier and a sink and drainer with mixer tap over. Karndean flooring completes the space, a composite door opens to the garden and further doors lead to the WC and dining kitchen.

DOWNSTAIRS WC 5'9" max x 2'11" max

This useful downstairs cloakroom is fitted with a low level WC and wall mounted hand wash basin with mixer tap over. There is a side facing obscure glazed window, karndean flooring and spot lights to the ceiling. A door leads to the utility room.



FIRST FLOOR LANDING 12'10" max x 6'5" max

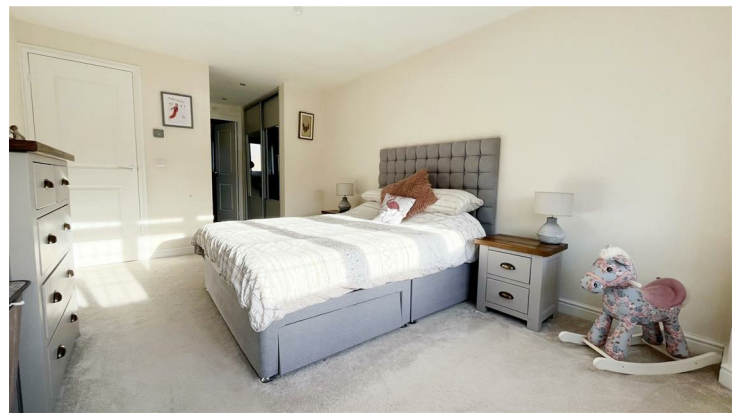
Stairs ascend from the entrance hallway to the first floor landing which has two storage cupboards and a loft hatch providing access into the loft space. Doors lead to the three bedrooms.



BEDROOM ONE 14'2" max x 10'7" max

This superb double bedroom is extremely generous in size and is very impressive as you walk in. There is an abundance of space for furniture, a large front facing bay window fills the room with natural light and provides a pleasant outlook over the front. A bank of mirrored wardrobes sits to one side creating ample space for hanging and storing clothing and footwear and doors lead to the en-suite and landing.

Wardrobe area measures - 1.93 apx x 1.08 apx





EN-SUITE 5'10" max x 10'4" max

This stylish en-suite is fitted with a four piece white suite including a bath, walk in double shower cubicle, low level WC and wall mounted hand wash basin with mixer tap. The room is partially tiled with neutral wall tiles, there is complimentary karndean flooring, spot lights to the ceiling and a rear facing obscure glazed window. A door leads to the bedroom.



BEDROOM TWO 10'8" max x 12'7" max

Another good sized double bedroom this time situated to the rear of the property with a view over the garden from its window. There is copious amounts of space for bedroom items and doors lead to the landing and en-suite.



EN-SUITE SHOWER ROOM 5'6" max x 7'8" max

Fitted with a contemporary three piece suite including a double shower cubicle, wall mounted hand wash basin and low level WC. A rear facing obscure glazed window floods the room with light, there is partial tiling to the walls and karndeian flooring. A door leads to the bedroom.



BEDROOM THREE 9'11" max x 11'5" max

Overlooking the front garden and beyond, this charming double bedroom is tastefully decorated and has tons of space for bedroom items. There is a front facing window and doors lead to the landing and en-suite.



EN-SUITE SHOWER ROOM 6'4" max x 7'1" max

Fitted with a three piece white suite including a corner shower cubicle, low level WC and wall mounted hand wash basin with mixer tap over. The shower is tiled with neutral tiles, there is karndeian flooring, spot lights and a front facing obscure glazed window. A door leads to the bedroom.



REAR GARDEN

To the rear of the property there is a wonderful garden which is fully enclosed by boundary fencing and has a large lawned area and multiple patio areas allowing for outdoor dining and entertaining. A path leads down the side of the property providing space for bins and access to the front.



FRONT, GARAGE AND PARKING

To the front of the property there is an open lawned garden with a pretty flowerbed adding a touch of colour to the frontage. A driveway provides off road parking for approx two vehicles and leads up to the integral single garage which has an up and over door, power and light.



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.

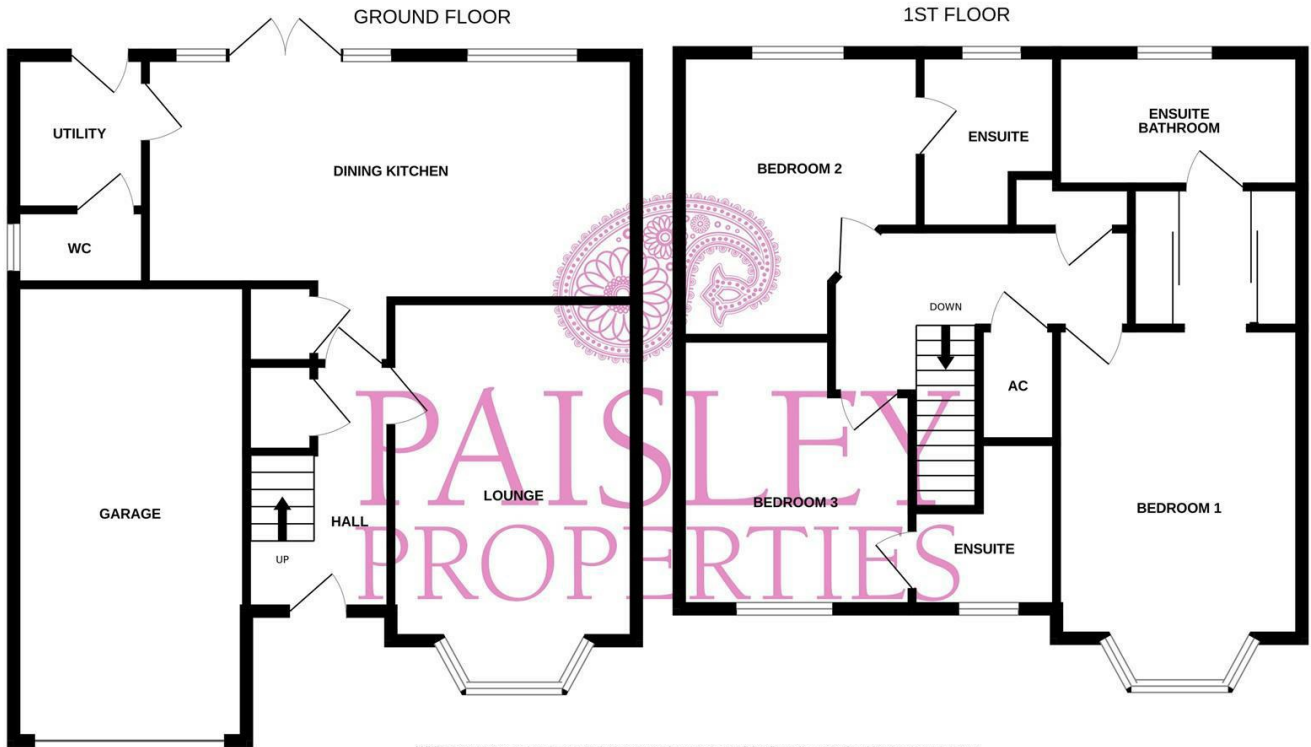
PAISLEY MORTGAGES

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.

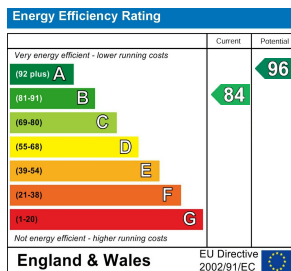
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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