

22 Lower Common Lane,
Scissett HD8 9HL

OFFERS AROUND
£275,000



ENJOYING SPECTACULAR VIEWS OF ROLLING COUNTRYSIDE, THIS DECEPTIVELY SPACIOUS THREE BEDROOM DETACHED FAMILY HOME HAS GOOD SIZED LIVING ACCOMMODATION, LOWER GROUND FLOOR BEDROOMS, DETACHED SINGLE GARAGE, OFF ROAD PARKING AND BEAUTIFUL TIERED GARDEN TO THE REAR.

ENERGY RATING: TBC / FREEHOLD / COUNCIL TAX BAND: D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 3'11" max x 7'7" max

You enter the property through a part glazed uPVC door into this practical entrance hallway which has space to remove your coats and shoes. A loft hatch provides access into the part boarded loft space and doors lead to the kitchen and living dining room.

KITCHEN 8'9" max x 8'11" max

The kitchen is fitted with a range of white shaker style wall and base units, contrasting roll top work surfaces, white mosaic tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. There is space/plumbing for an under unit fridge, freezer, washing machine, dishwasher and space for an electric cooker. A front facing window fills the room with light, a serving hatch adds a dash of character and tiled flooring completes the room. A door leads to the entrance hallway.



LIVING DINING ROOM 24'7" max x 18'8" max

This impressive L shaped living dining room really is the heart of the home and is the perfect place to sit, relax and enjoy mealtimes with friends and family. There is ample space for freestanding living and dining furniture, dual aspect windows flood the room with light and an electric fireplace with stone surround creates a great focal point. The rear facing windows enjoy a stunning view over neighbouring countryside, a door leads to the entrance hall and stairs descend to the lower ground floor.





LOWER GROUND FLOOR

Stairs descend from the living dining room to the lower ground floor which has doors to the three bedrooms and shower room.

BEDROOM ONE 8'10" max x 15'7" max

Located to the rear of the property, this bright and airy double bedroom is bursting with natural light courtesy of the dual aspect windows. There is an abundance of space for bedrooms items, two fitted wardrobes and a cupboard under the stairs creates additional storage for household items. A door leads to the landing.



BEDROOM TWO 8'11" max x 12'2" max

Another fantastic double bedroom also benefiting from a fitted wardrobe and still plenty of space for bedroom furniture. A rear facing window provides a pleasant outlook over the garden and rolling countryside and a door leads to the landing.



BEDROOM THREE / STUDY 5'11" max x 8'7" max

With access to the rear garden, this versatile room could be used as a guest room or alternatively would make a great home office or hobby room. A part glazed uPVC door opens to the garden and a door leads to the landing.



SHOWER ROOM 8'9" max x 6'0" max

Fitted with a contemporary three piece white suite including a double shower cubicle, pedestal hand wash basin and low level WC. The room is fully tiled with decorative wall tiles, there is panelling to the shower cubicle and laminate effect flooring completes the room. A cupboard allows storage for towels and linen and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a beautiful tiered garden which has large lawned areas, colourful flowerbeds, mature shrubs and hedges and a patio ideal for outdoor furniture. A gate provides access to the side steps which lead to the front and the garden benefits from the superb views towards Emley Moor.





FRONT, GARAGE AND PARKING

To the front of the property there is a lawned area, flowerbeds, pebbled patio and block paved driveway providing off road parking for several vehicles. A detached single garage sits to one side which has an up and over 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 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

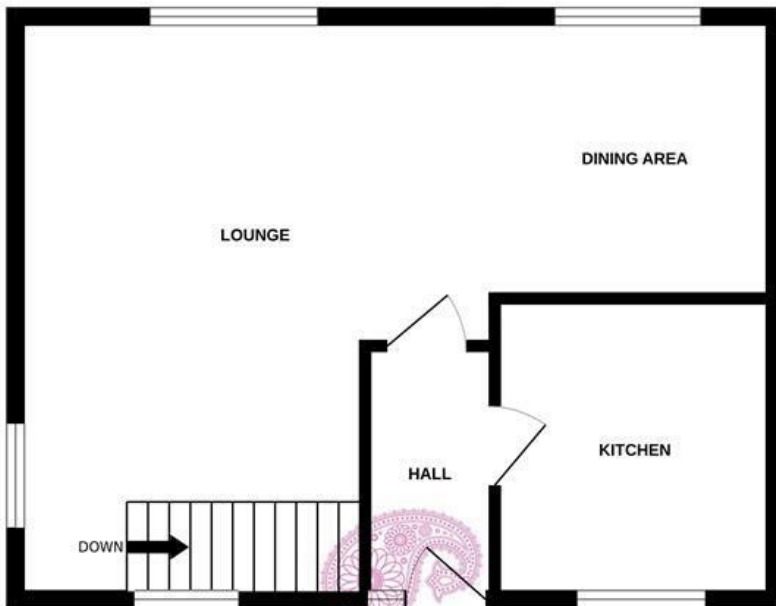
Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact 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 for a free, no obligation quote or for more information.

UPPER FLOOR



LOWER FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		67	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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