15 Fleet Street,
Scissett HD8 9JJ

OFFERS AROUND
£440,000

BOASTING A STUNNING REAR GARDEN SPACE WITH LOG CABIN THIS SUPERB TASTEFULLY DECORATED FOUR BEDROOM DETACHED FAMILY HOME IN A TUCKED AWAY POSITION IN THE VILLAGE OF SCISSETT OFFERS AN INTEGRATED GARAGE AND OFF ROAD PARKING

EPC: C / COUNCIL TAX BAND E / FREEHOLD

PAISLEY
PROPERTIES

Situated in a tucked away position in the village of Scissett, this gorgeous well presented four bedroom family home sits on an envious plot with a stunning rear garden space which goes across the river. The spacious property briefly comprises: entrance hall, lounge, newly renovated open plan kitchen diner, hallway, downstairs W.C, four double bedrooms, one with ensuite and a house bathroom. The property benefits from an integral garage and off road parking. Positioned in the sought after village of Scissett, which has a well-regarded primary and middle school, a selection of shops, pubs and restaurants the property is also conveniently located for those needing to commute to surrounding towns and cities, with the M1 only a short distance away.

ENTRANCE HALL 6'1" x 10'9" max
You enter the property through a composite door into a lovely bright welcoming entrance hallway which is flooded with natural light courtesy of a side facing window and has practical oak effect laminate flooring underfoot. There is an abundance of space for removing and storing coats and shoes and for freestanding furniture too. A carpeted staircase ascends to the first floor and a door leads into the lounge.

LOUNGE 11'8" x 16'0"
Positioned to the front of the property with a large window overlooking the quiet cul de sac, this light and airy lounge is neutrally decorated and has a decorative cast stone effect fireplace as a focal point. There is oak effect laminate underfoot. A set of internal French doors open up to the newly renovated kitchen dining room to create a fantastic entertaining space. A door leads into the entrance hallway.

DINING KITCHEN 24′2″ x 13′5″ax
Newly renovated and bursting with natural light, the kitchen diner offers space for a large dining table and has an abundance of storage. The wall and base units are a mixture of neutral and a light wooden effect and work surface is a stunning marble effect laminate. Integrated appliances include an induction hob with a electric NEFF oven, hidden extractor fan and dishwasher. There is a one and a half bowl stainless steel sink with drainer and a chrome splashback behind the hob. The window is of four panes that looks out over the lovely garden and flowing river. There is space alongside the breakfast bar for seating for informal dining. Doors lead to the living room and hallway along with patio doors which lead onto the patio.

HALLWAY
The hallway has neutral decor, a side facing window allowing light to enter, space for coats and shoes and ceramic tiles underfoot. Doors lead to the kitchen, downstairs W.C. and garage. A composite door leads out to the side of the property into the garden.

DOWNSTAIRS W.C. 8′0″ x 4′3″ max
This contemporary bathroom is fitted with gloss white bathroom furniture incorporating a concealed W.C., storage and a small hand wash vanity unit with a cupboard below. There are ceramic floor tiles underfoot and a chrome heated towel radiator and spotlights complete the look. A door leads into the hallway.

GARAGE 8′5″ x 17′1″ max
This garage has a utility area to one end with space for a washing machine and tumble dryer. It has an up and over door, light and power. A door leads into the hallway.

FIRST FLOOR LANDING 6'3" x 6'6" max

A carpeted wide staircase ascends from the entrance hallway to the first floor landing which is of a generous size and has a hatch allowing access to the loft. Doors lead to the four bedrooms and house bathroom.

BEDROOM ONE 11'10" x 11'9" max

This spacious double bedroom is situated to the front of the property and has a large window allowing natural light to enter. A composite door opens to a handy wardrobe area. It has neutral decor and plenty of room to accommodate freestanding bedroom furniture. Doors lead into the ensuite and landing.

EN SUITE 8'3" x 2'10" max
This contemporary en suite shower room is fitted with a white three piece bathroom suite comprising of a low level W.C., pedestal basin and a walk in shower cubicle with waterfall thermostatic mixer shower. An obscure window allows natural light to enter. There is dark wood laminate flooring and spotlights complete the look. A door leads into the main bedroom.

BEDROOM TWO 8'7" x 15'3" max
Currently used as a home office this fantastic double bedroom is positioned to the front of the property, is neutrally decorated, flooded with natural light and has ample space for freestanding bedroom furniture. A door leads through to the landing.

BEDROOM THREE 8'3" x 10'5" max
This super double bedroom is situated at the rear of the property enjoying spectacular views of the garden. There is ample space for freestanding bedroom furniture. A door leads to the landing.

BEDROOM FOUR 8'6" x 10'3" max
Neutrally decorated, this fourth double bedroom has views over the garden from its window. There is an abundance of space for freestanding bedroom furniture. A door leads onto the landing.

BATHROOM 6'8" x 6'5" max
This contemporary bathroom has a luxurious feel and is fitted with a white suite comprising of a gloss finish vanity unit incorporating a large wash basin and concealed cistern W.C. with storage cupboards and white bath with shower over. The room is fully tiled with grey tiles and a striking decorative panel over the bath. A large obscure window floods the room with natural light. There is dark wood effect laminate flooring, a chrome heated towel radiator and spotlights complete the theme. A door leads onto the landing.

GARDEN
This stunning garden really is a hidden gem and must be viewed to fully appreciate how beautiful it is and the space and lifestyle on offer. A paved area adjacent to the house offers the perfect space for al fresco dining and BBQs. A pretty metal bridge stretches over the River Dearne to the extensive garden space which has a further dining space with slate chippings underfoot. There is a shed for storage of tools and a fantastic log cabin, currently used for the owners profession. The garden has a woodland feel and is mostly laid to lawn with pretty features planned within to create a gorgeous relaxing space.

LOG CABIN

This fantastic log cabin has light and power and is fully insulated and double glazed to allow all year round use. There is vinyl flooring underfoot. It is just the perfect place to relax on summer days and to enjoy cosy evenings in the winter.

MATERIAL INFORMATION
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There has been a wall knocked through in the kitchen to make an open plan kitchen diner. A steal beam has been put in place and building regulations are in place

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

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas

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

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.

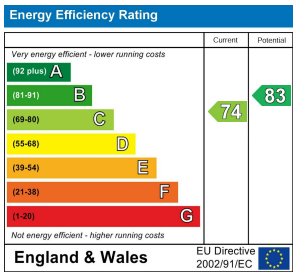
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

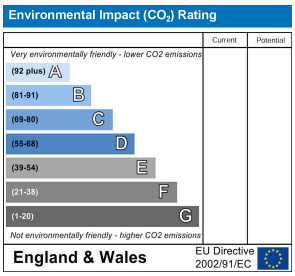
PAISLEY PROPERTIES

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 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.





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