34 Sunnymead,
Scissett HD8 9JA

OFFERS AROUND
£200,000

THIS WELL PROPORTIONED TWO BEDROOM SEMI DETACHED PROPERTY HAS SPACIOUS LIVING ACCOMMODATION, DRIVEWAY PARKING AND GARDENS TO BOTH THE FRONT & REAR.
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE
You enter the property through a white uPVC door with a decorative stained glass panel into the entrance hall which has practical oak laminate flooring. A carpeted staircase ascends to the first floor landing and a door leads to the lounge.

LOUNGE 14'1" apx x 12'5" apx

This spacious lounge is light and airy courtesy of the large front facing window. A brick inglenook fireplace creates a lovely focal point in the room and there is ample space for lounge furniture. It has neutral décor, wood effect venetian blinds, laminate flooring and a crystal chandelier style light fitting. Doors lead through to the hallway and kitchen.

DINING KITCHEN 15'9" apx x 6'8" apx

Spanning the rear of the property and light and airy from windows to dual aspects, this modern dining kitchen is fitted with dark grey high gloss wall and base units, contrasting white laminate work surfaces with striking lime green tiled splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an induction hob with a stainless steel extractor fan over and a single electric oven. Integrated appliances include a dishwasher and both an undercounter fridge and freezer. A large understairs cupboard to one corner houses the property's central heating boiler and has space and plumbing for a washing machine. The dining area has room to accommodate a table and chairs. Ceramic tiles run underfoot and there are spotlights to the ceiling. A part glazed uPVC door gives access to the rear garden and a door leads to the lounge.

FIRST FLOOR LANDING
A carpeted staircase with a painted timber balustrade ascends from the entrance hall to the first floor landing which has a side facing window allowing natural light to cascade in. A hatch allows access to the loft and doors lead to the two bedrooms and house bathroom.

BEDROOM ONE 15'8" x 9'9" approx

Positioned to the front of the property, this generous double bedroom is carpeted and decorated in neutral tones with a large window overlooking the front garden and street. There is plenty of room for freestanding bedroom furniture and a door leads to the landing.

BEDROOM TWO 11'2" x 9'5" approx

Located to the rear of the property, this second double bedroom has views over the lovely rear garden from its window. It is neutrally decorated with carpet underfoot. and has ample space for freeestadning bedroom furniture. A door leads to the landing.

HOUSE BATHROOM 6'7" x 5'9" approx

This lovely family bathroom is fully tiled with monochrome tiles and fitted with a white three piece suite, including a bath with chrome mixer tap and waterfall thermostatic shower over, pedestal hand wash basin with mixer tap and a low flush W.C. The room has a black ladder style heated towel rail, spot lighting to the ceiling and a mirror cabinet offering some storage. An obscure window allows natural light to enter and a door leads to the landing.

GARDENS & PARKING

To the front of the property there is a large driveway which has ample space for up to three vehicles. There is also a lawned section which is surrounded by a low timber fence and a pathway leads to the front door and continues around to the back of the property. This lovely enclosed rear garden has a large decked area adjacent to the house which is perfect for al-fresco dining and entertaining. There is a central lawned section and planted borders all the way round. To finish the garden there are two garden sheds perfect for storing garden tools and equipment.

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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property.
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 1000Mbps

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

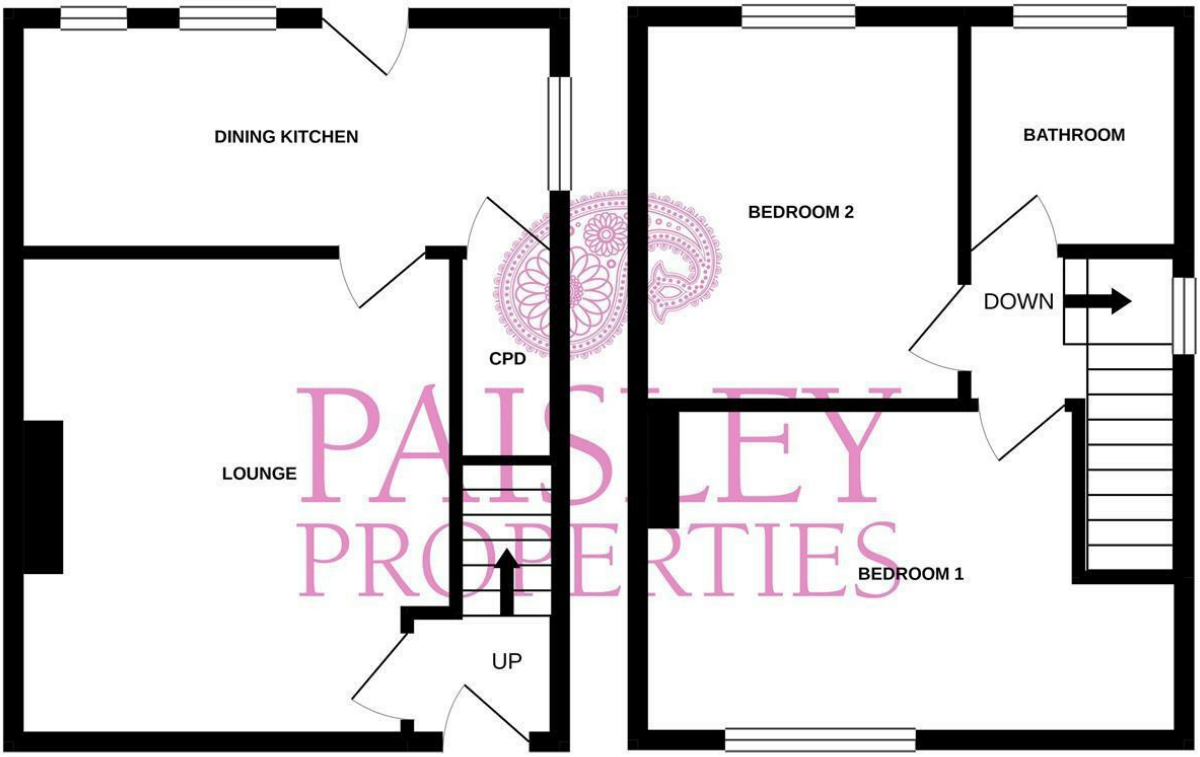
PAISLEY PROPERTIES
Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to 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. *

GROUND FLOOR

1ST FLOOR



PAISLEY PROPERTIES

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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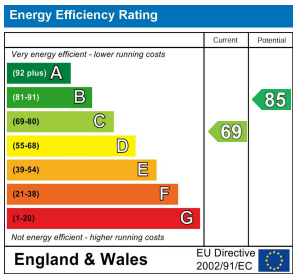

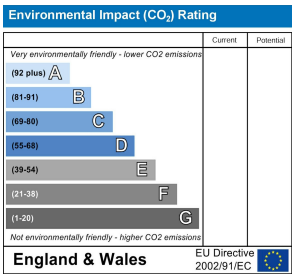

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