

21 Cuttlehurst,
Scissett HD8 9LF

OFFERS AROUND
£220,000



THIS CHARMING THREE BEDROOM MID TERRACE MILL CONVERSION IN A QUIET LOCATION PROVIDES SPACIOUS LIVING ACCOMMODATION OVER THREE FLOORS AND BENEFITS FROM AN ENCLOSED PATIO, ITS OWN AREA OF WOODLAND AND OFF-ROAD PARKING.

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

PAISLEY
PROPERTIES

SUMMARY

Located only a short distance away from the centre of Scissett village and enjoying an elevated position, this wonderful home is ideal for those looking for their first home and briefly comprises:- entrance hallway, spacious living dining kitchen, two first floor bedrooms, recently renovated house bathroom, and master bedroom to the top floor. To the front of the property there is a low maintenance flowerbed and to the rear there is a lovely enclosed patio, off road parking space and a section of woodland which is owned by the property. Scissett village has a wide array of local amenities including shops, pubs, well regarded schools, regular bus links and countryside walks are right on your doorstep.

ENTRANCE HALLWAY

You enter the property through a part glazed black uPVC door into the entrance hallway which has space to remove your coats and shoes. A door opens to the lounge and stairs ascend to the first floor landing.

LIVING DINING KITCHEN 13'9" max x 24'11" max

Spanning the full depth of the property and benefitting from windows to dual aspects allowing light to flood in and offering views over the quiet street to the front and woodland to the rear, this fabulous open plan living area has exposed timber beams adding a touch of character. There is an abundance of space for both lounge and dining furniture and a handy understairs cupboard offers storage. The kitchen area has been recently updated and fitted with a range of wood effect base and wall units with slim profile co-ordinating laminate worktops, white metro tiled splashbacks with contrasting black grout and, a black sink and drainer with mixer tap over. Cooking facilities comprise of an electric oven and electric ceramic hob with a white extractor fan over. Integrated appliances include a slimline dishwasher and there is space and plumbing for a washing machine and room for a tall fridge freezer. Practical grey wood effect LVT runs underfoot. An exterior door leads out to the rear patio and an internal door leads to the entrance hallway.





FIRST FLOOR LANDING

A staircase ascends from the entrance hallway to the first floor landing which has a further staircase leading to the second floor and doors leading to the two bedrooms and house bathroom.

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

Situated to the rear of the property, this fabulous double bedroom is tastefully decorated and overlooks the peaceful garden and woodland. A door leads to the landing.



BEDROOM THREE 10'6" max x 7'5" max

This charming single room is currently used as a home office which is ideal for those now working from home. A front facing window has a great outlook over the village and a door leads to the landing.



HOUSE BATHROOM 6'0" max x 9'0" max

Fitted with a contemporary three piece white suite including a bath with shower over, pedestal hand wash basin and low level WC. The room is partially tiled with white wall tiles, there is complimentary tiled flooring and a front facing obscure glazed window floods the room with light.



BEDROOM ONE 22'2" max x 16'10" max

Stairs ascend from the first floor landing to this impressive top floor bedroom which has an abundance of space for items of bedroom furniture. Three large Velux windows allow plenty of natural light into the space and a door leads to the stairs.



REAR GARDEN, PARKING & WOODLAND

To the rear of the property there is a charming enclosed paved patio which is easy to maintain and is perfect for pots and planters to add a splash of colour. A large courtyard provides off road parking and there is an allocated space for the property. The property also comes with a section of woodland which offers a superb place for children to play out, create a picnic area or just to a place to enjoy the outdoors and wildlife.

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 C

PROPERTY CONSTRUCTION: Standard brick and block

PARKING: Off road parking

RIGHTS AND RESTRICTIONS: None

DISPUTES: There have not been any neighbour disputes

BUILDING SAFETY: There have not been any structural alternations 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 100mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has effected the property throughout our vendors ownership.

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.

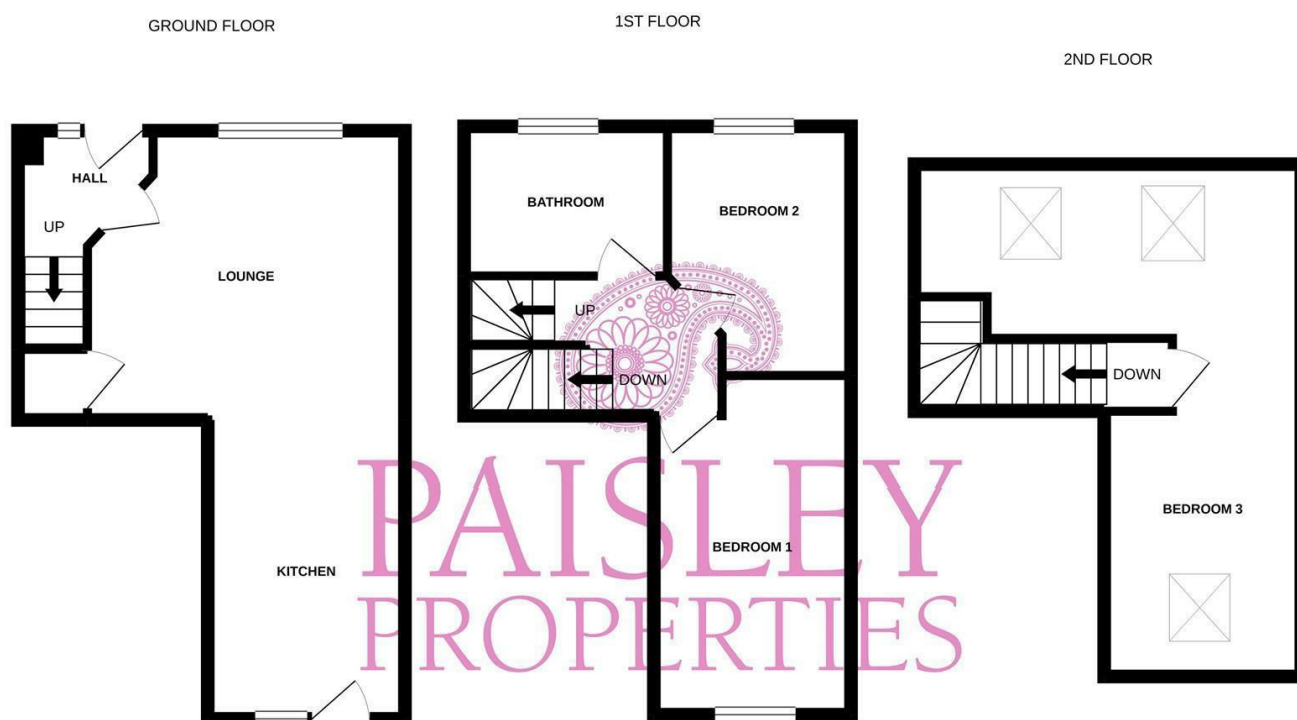
PAISLEY MORTGAGES

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.

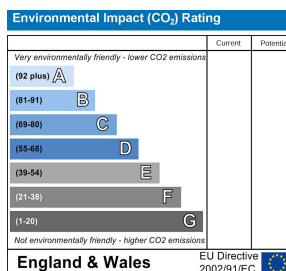
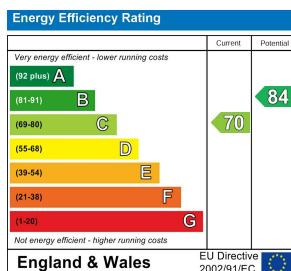
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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