

18 Holly Road,
Scissett HD8 9GT

OFFERS OVER
£300,000



CONVENIENTLY LOCATED ON A POPULAR RESIDENTIAL ESTATE, THIS WONDERFUL FOUR BEDROOM DETACHED FAMILY HOME IS WELL PRESENTED THROUGHOUT AND BOASTS CONTEMPORARY FIXTURES AND FITTINGS, ENCLOSED REAR GARDEN, OFF ROAD PARKING AND INTEGRAL SINGLE GARAGE.

ENERGY RATING: C / FREEHOLD / COUNCIL TAX BAND: D / ANNUAL MAINTENANCE CHARGE OF £167.00 FOR COMMUNAL AREAS

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 6'2" max x 14'6" max

You enter the property through a part glazed composite door into this welcoming entrance hallway which has plenty of space to remove your coats and shoes on arrival. There is practical karndean flooring, spot lights to the ceiling and doors lead to the downstairs WC, lounge, kitchen, dining room and stairs ascend to the first floor landing.

DOWNSTAIRS WC 6'3" max x 2'5" max

Utilising the under-stairs space, this handy cloakroom is fitted with a low level WC and pedestal hand wash basin with mixer tap over. There are neutral splash backs to the basin, spot lights to the ceiling and karndean flooring flows in from the entrance hallway.

**LOUNGE 15'4" max x 14'10" into porch**

Bursting with natural light, this wonderful living room is the perfect place to sit and relax with loved ones and has plenty of space for freestanding furniture. Patio doors open onto the garden, there are rear facing windows and karndean flooring completes the space. A door leads to the entrance hallway.

**DINING ROOM 7'9" max x 10'11" max**

Located to the front of the property, this superb formal dining room can easily accommodate a large family dining table and chairs and has a front facing window overlooking the garden. There is karndean flooring and a door to the entrance hallway.



KITCHEN 7'8" max x 15'2" max

Fitted with a range of modern wood effect wall and base units, marble effect roll top work surfaces with matching up-stands, black tiled splash backs and a one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan, fridge freezer and dishwasher. A rear facing window overlooks the garden, there are spot lights to the ceiling and karndean flooring. A door leads to the entrance hallway and a doorway leads to the utility room.

UTILITY ROOM 5'5" max x 4'5" max

Positioned off the kitchen, this handy utility room has space/plumbing for a washing machine and a tall cupboard ideal for storage. An external door opens to the side and there is karndean flooring.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to the four bedrooms and house bathroom. There is a useful linen cupboard and a loft hatch providing access into the loft space which is part boarded.

BEDROOM ONE 12'2" max x 10'11" max

This impressive double bedroom is tastefully decorated and benefits from fitted storage to one wall. There is a front facing window overlooking the communal green space, there is lots of space for furniture and doors lead to the landing and en-suite.



EN-SUITE 4'9" max x 7'8" into shower

This contemporary shower room is fitted with a three piece white suite including a shower cubicle, low level WC and pedestal hand wash basin. There are dark grey tiles to the basin and shower, there is vinyl flooring and a side facing obscure glazed window. A door leads to the bedroom.



BEDROOM TWO 8'11" max x 11'4" max

Situated to the rear of the property, this good sized double bedroom overlooks the lovely rear garden and has ample space for bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'9" max x 11'4" max

Another good sized double bedroom also positioned to the rear of the property and enjoying attractive decor. A door leads to the landing.



BEDROOM FOUR 8'11" max x 8'5" max

A charming single bedroom located to the front of the property. This room could alternatively make a great dressing room, home office or child's nursery and has a front facing window. A door leads to the landing.



HOUSE BATHROOM 8'5" max x 6'2" max

A stylish house bathroom fitted with a three piece white suite including a bath, low level WC and pedestal hand wash basin with mixer tap over. The room is partially tiled with grey wall tiles, there is complimentary vinyl flooring and a rear facing obscure glazed window floods the room with light. A door leads to the landing.



REAR GARDEN

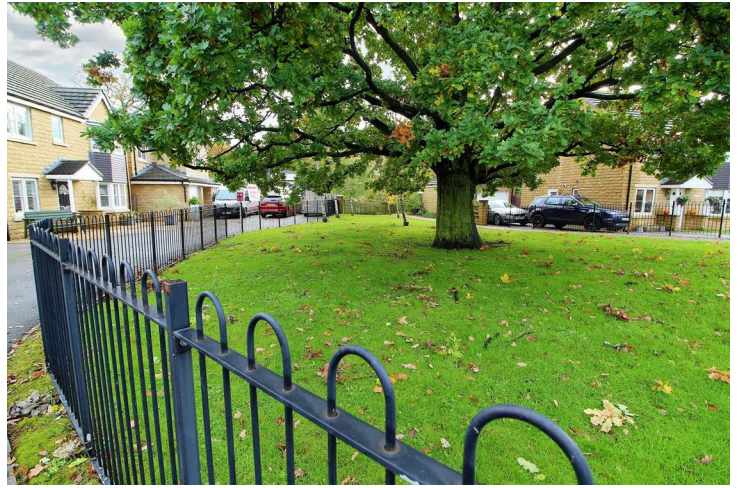
To the rear of the property there is a beautiful enclosed garden which is mainly laid to lawn and has a patio adjoining the property. A gate provides access out to the side.



FRONT, GARAGE AND PARKING

To the front of the property there is an open lawn and off road parking for multiple vehicles. The driveway sits in front of an 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.

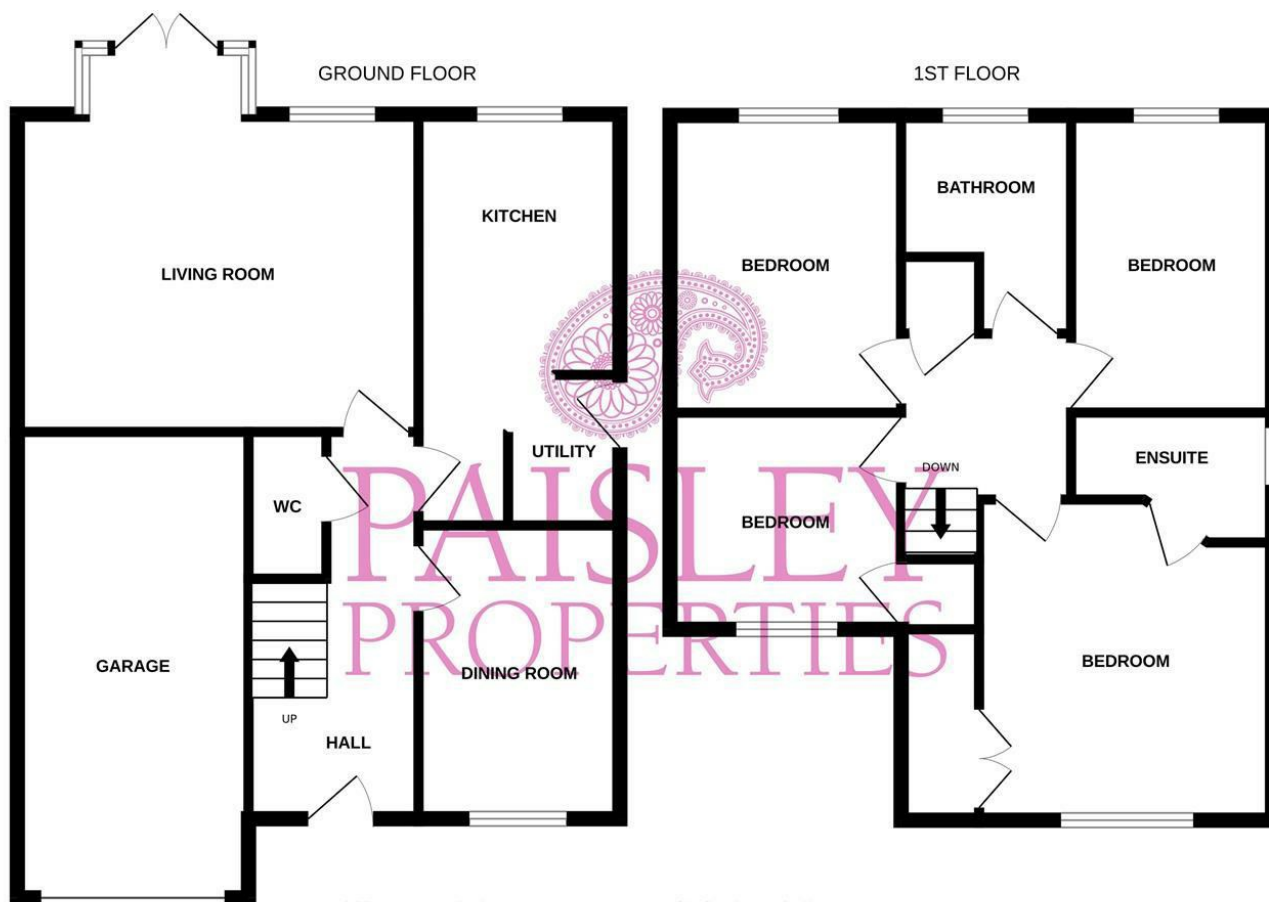
PAISLEY MORTGAGES

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. *

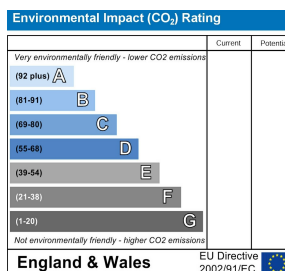
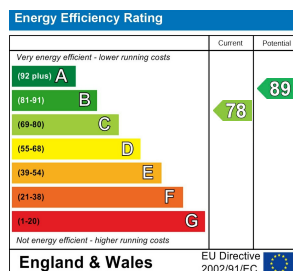
PAISLEY SURVEYORS

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.



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.

Made with Metropix ©2023



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

PAISLEY
PROPERTIES