

16 Park Gate Court,
Scissett HD8 9UZ

OFFERS AROUND
£380,000



THIS WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME SITS IN A TUCKED AWAY CUL DE SAC LOCATION ON THE POPULAR REDROW DEVELOPMENT. IT BENEFITS FROM SPACIOUS ROOM SIZES, A REAR ENCLOSED GARDEN, DRIVEWAY PARKING AND A GARAGE.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING B

PAISLEY
PROPERTIES

SUMMARY

Tucked away on a quiet cul de sac, this beautiful family home is deceptively spacious and briefly comprises:- entrance hallway, lounge, modern dining kitchen, utility room, downstairs WC, four first floor double bedrooms with the master benefitting from an ensuite, and contemporary house bathroom. To the rear there is a good sized enclosed garden which has a paved patio area adjacent to the house and the rest is laid to lawn with a garden shed for storage. To the front of the property is an open lawned garden and a double driveway leading up to an integral single garage. Scissett has a great selection of amenities including shops, pubs, restaurants, hardware stores, well regarded schools and easy access to the motorway networks.

ENTRANCE

You enter the property through a part glazed composite door into the entrance hall which has space to remove coats and shoes. A carpeted staircase ascends to the first floor and a door opens to the lounge.

LOUNGE 10'11" max x 14'11" max

Filled with natural light from a front facing window, this lovely spacious lounge has ample space for items of furniture, neutral décor and carpet underfoot. Doors lead to the entrance hall and dining kitchen.



DINING KITCHEN 18'2" max x 11'3" max

Spanning the width of the property and enjoying garden views from not only a window but also a set of French doors, this modern dining kitchen is fitted with a range of light grey wall and base units, grey laminate worktops and upstands and a stainless steel one and a half bowl sink and drainer with mixer tap over. Integrated appliances include an electric double oven, four ring gas hob with stainless steel extractor fan over, fridge freezer and dishwasher. To one end of the room there is ample space for a dining table and chairs and a useful understairs cupboard provides extra storage for household items. Grey wood effect Amtico flooring and spot lights complete the room. Doors lead to the lounge, understairs cupboard, garage and utility room.



UTILITY ROOM 6'2" max x 7'1" max

This handy utility room is fitted with the same attractive wall and base units as the kitchen, grey laminate worktops and a single bowl stainless steel sink with mixer tap over. There are spaces and plumbing for a washing machine and tumble dryer. Wood effect Amtico flooring runs underfoot. A side facing window allows light to enter and doors lead to the kitchen and downstairs WC.



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

This handy downstairs WC is fitted with a two piece white suite including a low level WC and wall mounted hand wash basin with mixer tap. Grey marble effect tiles run underfoot. A rear facing obscure glazed window allows natural light to enter and a door leads to the utility room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has doors to the four bedrooms, house bathroom and airing cupboard which is perfect for storing towels and linen.

BEDROOM ONE 13'7" max x 10'11" max

Situated to the front of the property, this impressive neutrally decorated double bedroom benefits from fitted wardrobes to one wall. A front facing window overlooks the quiet street and doors lead to the en-suite and landing.



EN-SUITE 6'3" max x 5'7" max

This contemporary en-suite is fitted with a low level WC, vanity unit with a bowl style handwash basin with mixer tap and a double shower cubicle with a thermostatic mixer shower. Grey tiles adorn the walls in the shower area with coordinating tiles underfoot. Spotlights to the ceiling and a chrome heated towel radiator complete the room. A front facing obscure glazed window allows natural light to enter and a door leads to the bedroom.

**BEDROOM TWO 9'4" max x 11'5" max**

Located to the rear of the property, this bright and airy double bedroom has a bank of fitted mirror wardrobes to one wall and a pleasant outlook over the garden and beyond from its window.

**BEDROOM THREE 8'6" max x 12'1" max**

This excellent bedroom has copious amounts of space for bedroom or office furniture and also boasts neutral décor throughout. There is a rear facing window which fills the room with light and a door leads to the landing.



BEDROOM FOUR 12'2" max x 10'1" max

Another good sized double bedroom enjoying the same street views as bedroom one and having the ability to accommodate large freestanding furniture. There is neutral décor and a door to the landing.



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

Fitted with a contemporary three piece white suite including a bath with shower over and protective glass screen, a wall mounted hand wash basin with mixer tap and a low level W.C. The walls are partially tiled with grey decorative tiles and there are matching tiles to the floor. There are spotlights to the ceiling and a chrome heated towel radiator completes the scheme. A rear facing obscure glazed window allows natural light into the space and a door leads to the landing.



REAR GARDEN

To the rear of the property is a good sized garden which has a patio adjacent to the house perfect for alfresco dining, the rest is laid to lawn. There is a garden shed to one corner for storing garden items.

FRONT, GARAGE & PARKING

To the front of the property is an open lawned garden and a double driveway leading to an integral garage which has an up and over door, light, power and a door leading into the house.

MATERIAL INFORMATION

TENURE:

Freehold

ADDITIONAL COSTS:

There are proposed additional costs associated with the property, shared areas or development
Estate/development charge - £150 per annum approximately but not yet agreed formally

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band D

PROPERTY CONSTRUCTION:

Standard brick and block

Timber frame / date of construction

Steel frame / date of construction

Concrete

The property has a new build warranty on it through 2031

PARKING:

Garage / 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.

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

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.

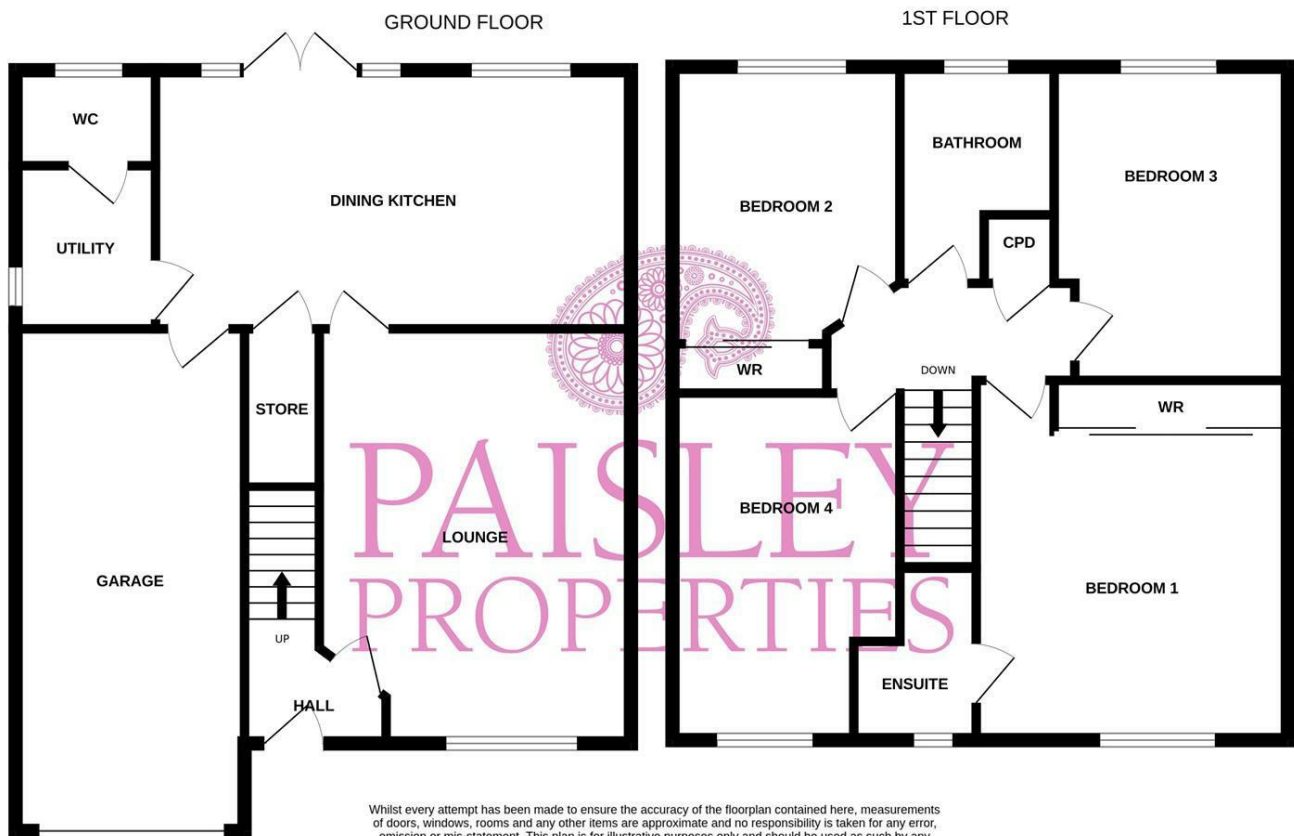
PAISLEY MORTGAGES

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.

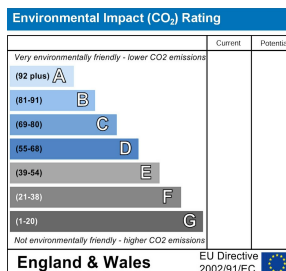
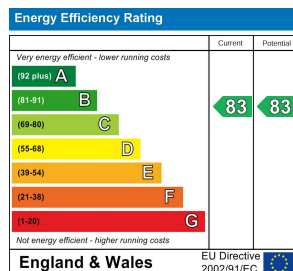
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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