

2 Sunnymead,  
Scissett HD8 9JA

OFFERS AROUND  
£220,000



**\*\*NO ONWARD CHAIN\*\* THIS SUPERB THREE BEDROOM SEMI-DETACHED PROPERTY HAS BEEN WELL MAINTAINED OVER THE YEARS BUT IS BURSTING WITH FURTHER POTENTIAL. IT SITS ON A GENEROUS PLOT WITH A WRAP AROUND GARDEN WITH A SHED FOR STORAGE AND ROADSIDE PARKING. FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C**

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 3'9" x 6'3" max**

You enter the property through a part glazed composite door into a welcoming entrance hallway which has a carpeted staircase ascending to the first floor, a small cupboard housing the property's meters and a door leading to the lounge.

### **LOUNGE 16'11" x 13'2"**

Located towards the front of the property with a large window looking out into the garden, this lovely spacious lounge has an electric fire set in a wooden surround with a black tiled hearth as a focal point. Alcoves to either side of the chimney breast have attractive built in cupboards and shelving. There is an abundance of space for lounge furniture. Doors lead to the entrance hallway and rear hallway.



### **REAR HALLWAY 3'9" x 6'3" max**

This useful hallway also forms the entrance to the property from the side and has wood effect LVT flooring underfoot making it the perfect place to remove outdoor shoes and clothing on arrival. A part glazed composite door leads to the side garden and internal doors lead to the downstairs W.C. and store, the lounge and dining kitchen.

### **DINING KITCHEN 9'10" x 13'4" max**

Positioned to the rear of the property, this light and airy modern dining kitchen has two windows offering views into the rear garden. It is fitted with cream shaker base and wall units with oatmeal laminate worktops, cream metro tiled splashbacks and a single bowl sink and drainer with mixer tap. Cooking facilities comprise of an electric hob with a stainless steel canopy extractor fan over and an electric oven. There is space for a tall fridge freezer and tumble dryer and plumbing for a washing machine. There is ample space to accommodate a good sized dining table. Practical wood effect LVT flooring runs underfoot. A door leads to the rear hallway.



### **DOWNSTAIRS W.C. 6'2" x 5'8"**

Handily located just inside the side door to the property, this useful room not only has a low level W.C. and matching pedestal wash basin but offers a great storage area which houses the property's boiler and room for storing household items. A door leads into the hallway.

### **LANDING 5'9" x 5'1"**

A carpeted staircase ascends to the first floor landing which has a side facing window allowing light to enter and a hatch providing access to the loft. Doors lead to the three bedrooms and house bathroom.

### **BEDROOM ONE 10'4" x 13'3" max**

Located to the rear of the property with a large window offering views of the rear garden, this generous double bedroom has a built in cupboard for storage. There is plenty of space for freestanding items of bedroom furniture. A door leads onto the landing.



### **BEDROOM TWO 10'1" x 11'6" max**

This second double bedroom can be found to the front of the property with a window allowing natural light to flood in. There is an abundance of space for freestanding items of bedroom furniture. A door leads to the landing.



### **BEDROOM THREE 9'6" x 10'2" max**

This third good sized bedroom benefits from fitted sliding wardrobes to one wall and has a window overlooking the rear garden. there is further space to accommodate other items of furniture. A door leads to the landing.



### **HOUSE BATHROOM 8'4" x 7'0" max**

This modern bathroom is fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath with an electric shower over. The room is partially tiled with white tiles with accent tiles in shades of aqua. A cabinet above the basin offers some storage and there is pale vinyl flooring running underfoot. An obscure window allows natural light to enter and a door leads to the landing.



## GARDENS

The property sits on a generous corner plot with a well established private wrap around garden. There is a garden shed in the rear garden for storage and an attractive decorative archway in the side garden. There is potential to be able to create off road parking or add a garage subject to relevant planning permissions.



**MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS: NONE

COUNCIL AND COUNCIL TAX BAND: KIRKLEES BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: ROADSIDE

UTILITIES:

\*Water supply & Sewerage- Mains

\*Electricity & Gas Supply - Mains

\*Heating Source - Gas Central Heating

\*Broadband & Mobile -

BUILDING SAFETY: NONE

RIGHTS AND RESTRICTIONS: NONE

FLOOD & EROSION RISK: NONE

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESSIBILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **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: On Street 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.

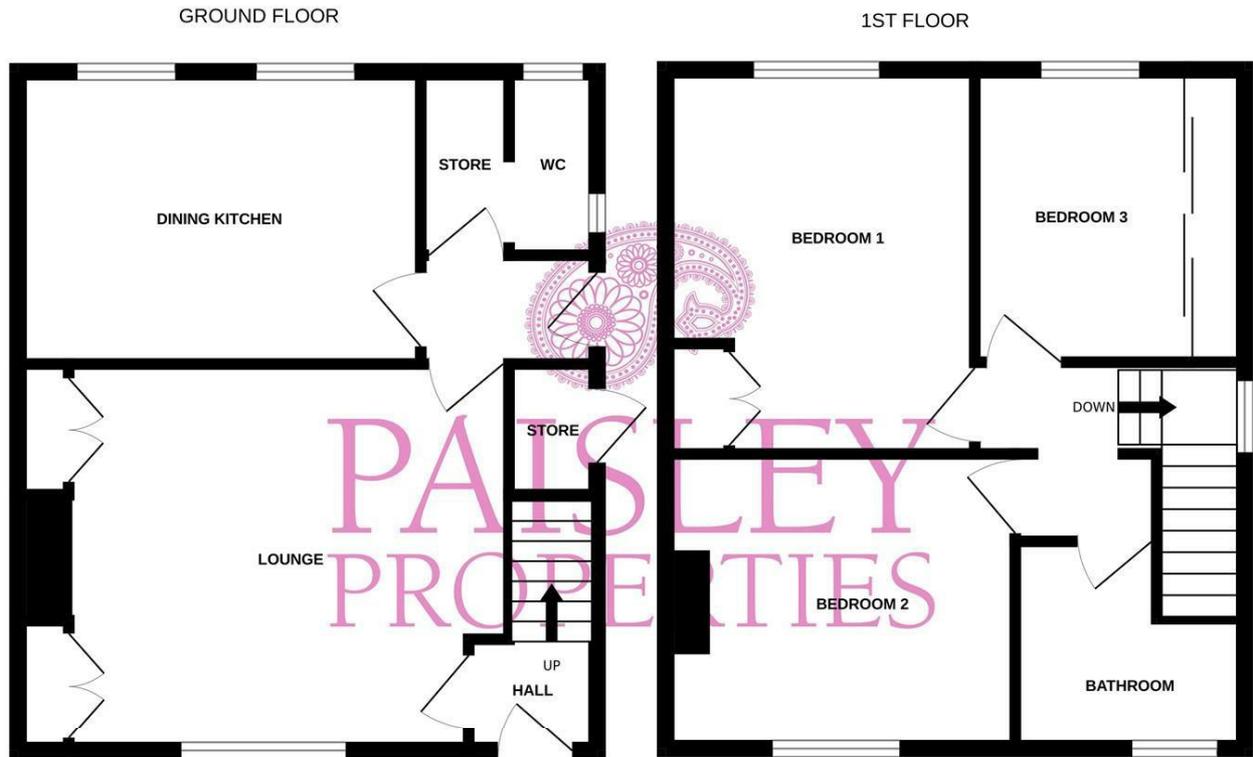
## **PAISLEY MORTGAGES**

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](mailto:mandy@paisleymortgages.co.uk) to arrange an appointment.

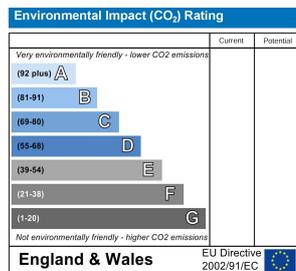
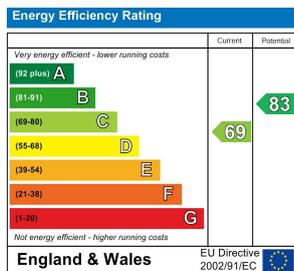
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](mailto: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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