

38 Heritage Court,
Scissett HD8 9WN

£290,000



THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE OFFERS A LANDSCAPED ENCLOSED GARDEN AND OFF-ROAD PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND: C / ENERGY RATING: B / ANNUAL MAINTENANCE CHARGE OF £150.00 APPROX FOR COMMUNAL AREAS

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 4'9" apx x 4'6" apx max

You enter the property through a grey composite door into a welcoming entrance hallway where there is room to remove and store outdoor clothing on arrival. Practical grey wood effect LVT flooring runs underfoot and doors lead to the lounge and downstairs W.C.



DOWNSTAIRS W.C. 3'7" apx x 5'6" apx

This contemporary downstairs W.C. is handily located just inside the entrance to the property and is fitted with a low level white W.C. and matching wall mounted hand wash basin with mixer tap and a grey tiled splash back. Grey wood effect LVT flooring runs underfoot and spotlights to the ceiling complete the scheme. A door leads to the entrance hallway.



LOUNGE 17'4" apx x 12'0" apx max

Located to the front of the property with a window offering views out to the quiet cul de sac, this generous neutrally decorated lounge has ample space for lounge furniture. A useful large under stairs cupboard provides the perfect place for storing larger household items. A carpeted staircase ascends from one corner of the room to the first floor and doors lead to the entrance hallway and the dining kitchen.



DINING KITCHEN 15'11" apx x 11'3" apx max

Simply flooded with natural light from not only a large window but also a set of French doors which open to the garden, this fabulous dining kitchen is fitted with white gloss base and wall units, timber effect worktops and up stands and a stainless steel one and a half bowl sink and drainer with mixer tap. Cooking facilities comprise of a gas hob with a stainless steel and glass extractor hood over and an electric double oven. Integrated appliances include a dishwasher, washing machine and tall fridge freezer. There is plenty of room to accommodate a good sized table and chairs in the dining area. Wood effect LVT flooring runs underfoot and spotlights to the ceiling complete the room. A door leads to the lounge.



FIRST FLOOR LANDING 6'0" apx x 6'7" apx max

A carpeted staircase with a white painted timber and oak balustrade ascends from the lounge to the first floor landing, a window on the staircase allows natural light to flood in and a hatch allows access to the loft. A large cupboard provides storage for linen and other household essentials. Doors lead to the three bedrooms and house bathroom.

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

Beautifully presented and enjoying garden views from its window the master bedroom is of a good size and has an alcove perfect for accommodating a large set of wardrobes, there is further space for items of freestanding bedroom furniture. Doors lead to the en-suite and landing



ENSUITE 9'3" apx x 5'6" apx max

This contemporary ensuite shower room is fitted with a white low level W.C and matching wall mounted hand wash basin with mixer tap alongside a walk in shower enclosure equipped with a thermostatic waterfall style mixer shower. The walls are partially tiled with grey tiles. Grey wood effect LVT flooring runs underfoot, a chrome heated towel radiator and a large mirror above the wash basin complete the look. An obscure window allows light to flood in and a door leads to the bedroom.



BEDROOM TWO 8'11" apx x 7'2" apx max

Located to the front of the property with a window overlooking the quiet cul de sac, this charming third bedroom would accommodate a double bed and associated items of furniture. A door leads to the landing.



BEDROOM THREE 8'6" apx x 10'7" apx max

Again located to the front of the property with a window overlooking the quiet cul de sac, this third good sized bedroom boasts neutral décor and space for freestanding bedroom furniture. A door leads to the landing.



BATHROOM 6'10" apx x 5'5" apx

This modern family bathroom is fitted with a white three piece suite comprising of a bath with a thermostatic mixer shower over and glass shower screen, a wall mounted hand wash basin with mixer tap and low level W.C. grey wood effect LVT runs underfoot, spotlights to the ceiling and a chrome heated towel radiator complete the room. A door leads to the landing.



EXTERIOR

To the front of the property is an open lawned garden space and two parking spaces to the side with an EV charger. A path leads to the front door and continues around the side of the property to a timber gate which conceals the rear garden. The garden is of a good size and has been well designed with a patio area adjacent to the house perfect for garden furniture, the rest is mainly laid to lawn.





MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL COSTS: There is an annual management fee of approximately £150.

COUNCIL AND COUNCIL TAX BAND: Kirklees Band C

PROPERTY CONSTRUCTION: Standard brick and block

The property has a new build warranty on it through 2030

PARKING: Two parking spaces - EV charger

RIGHTS AND RESTRICTIONS: None

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

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.

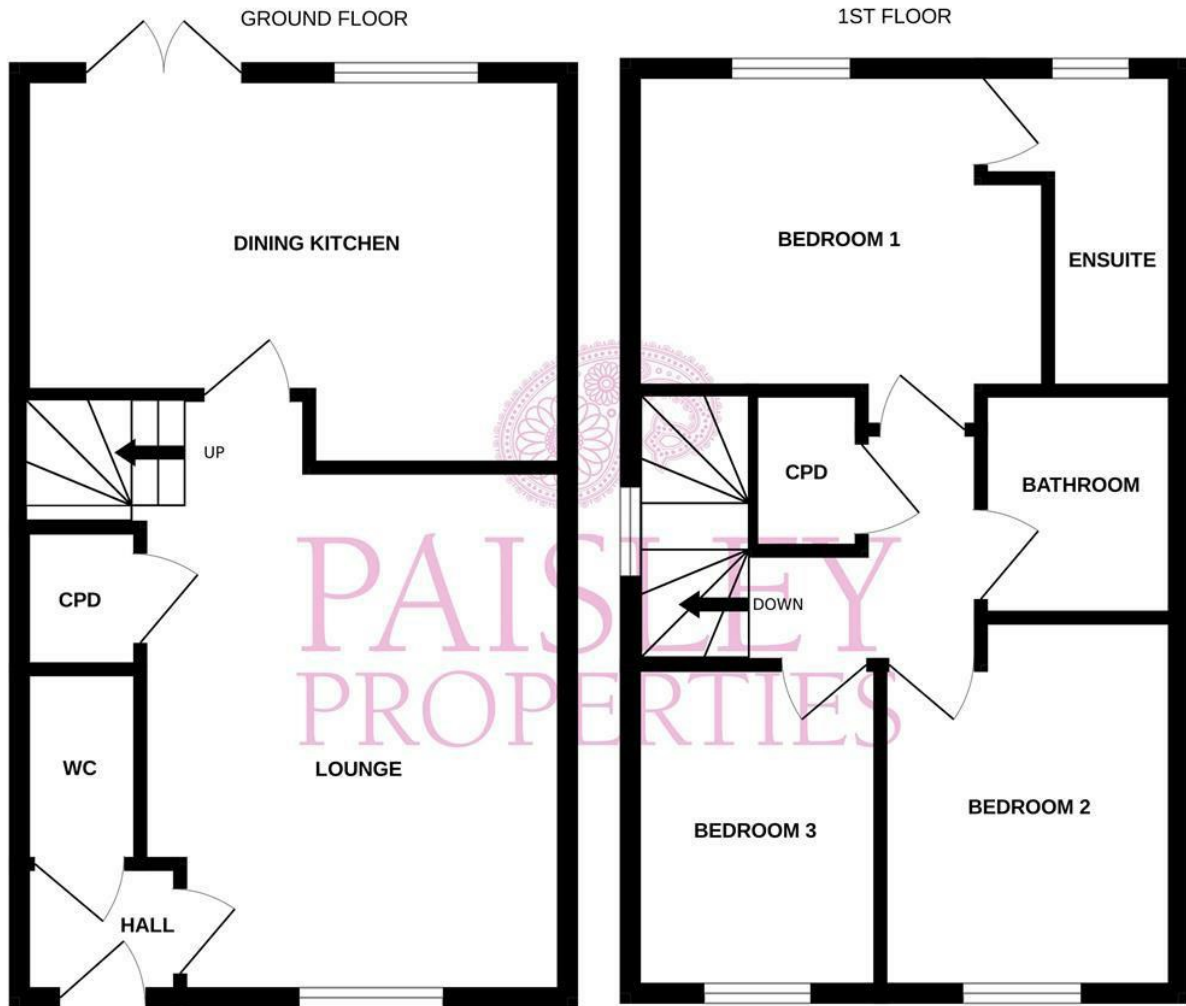
PAISLEY MORTGAGES

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. *

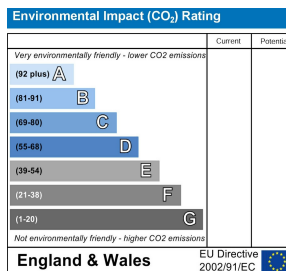
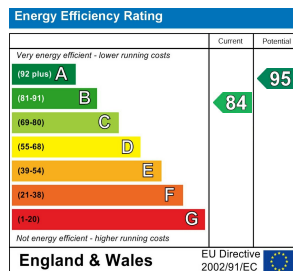
PAISLEY SURVEYORS

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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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

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