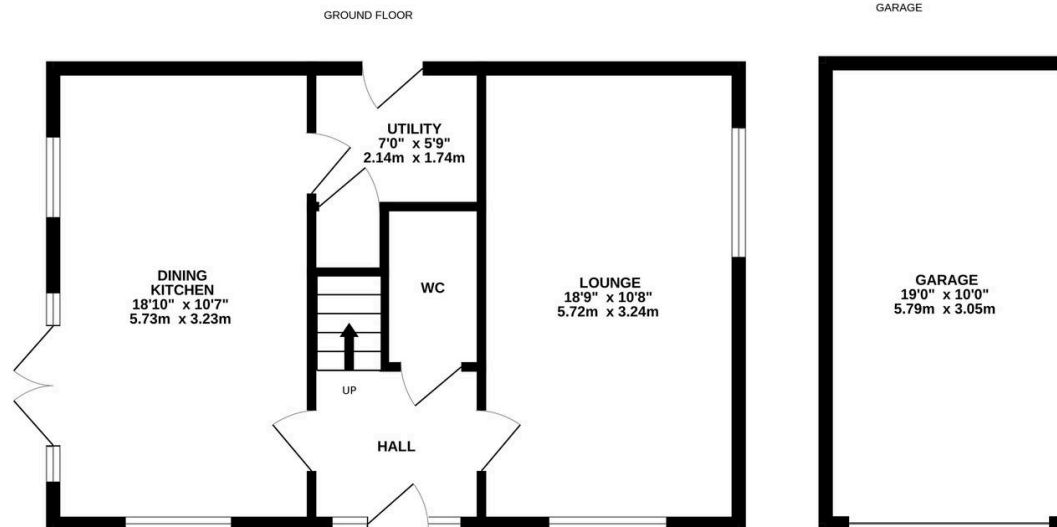
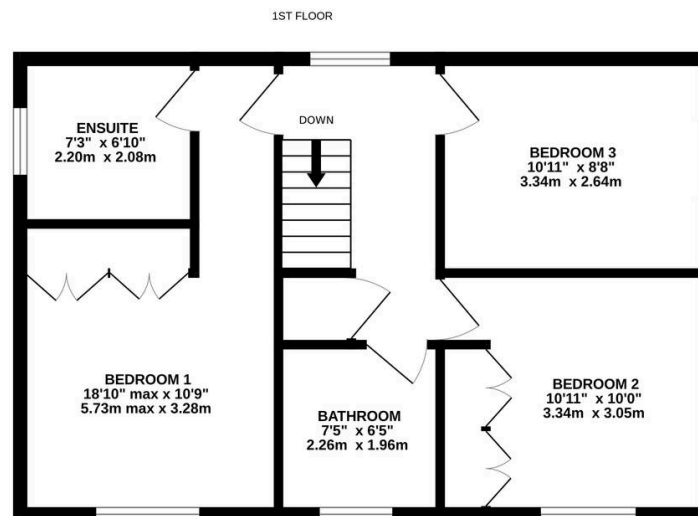




53 Heritage Court, Scissett
Huddersfield, HD8 9WN

Offers in Region of **£350,000**



HERITAGE COURT

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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53 Heritage Court

Scissett, Huddersfield, HD8 9WN

OCCUPYING A PARTICULARLY PLEASANT POSITION, ON THE FRINGES OF A POPULAR RESIDENTIAL DEVELOPMENT IN SCISSETT, THE SUPERBLY APPOINTED ACCOMMODATION HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND BENEFITS FROM A REMAINING NHBC GUARANTEE UNTIL DECEMBER 2029. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

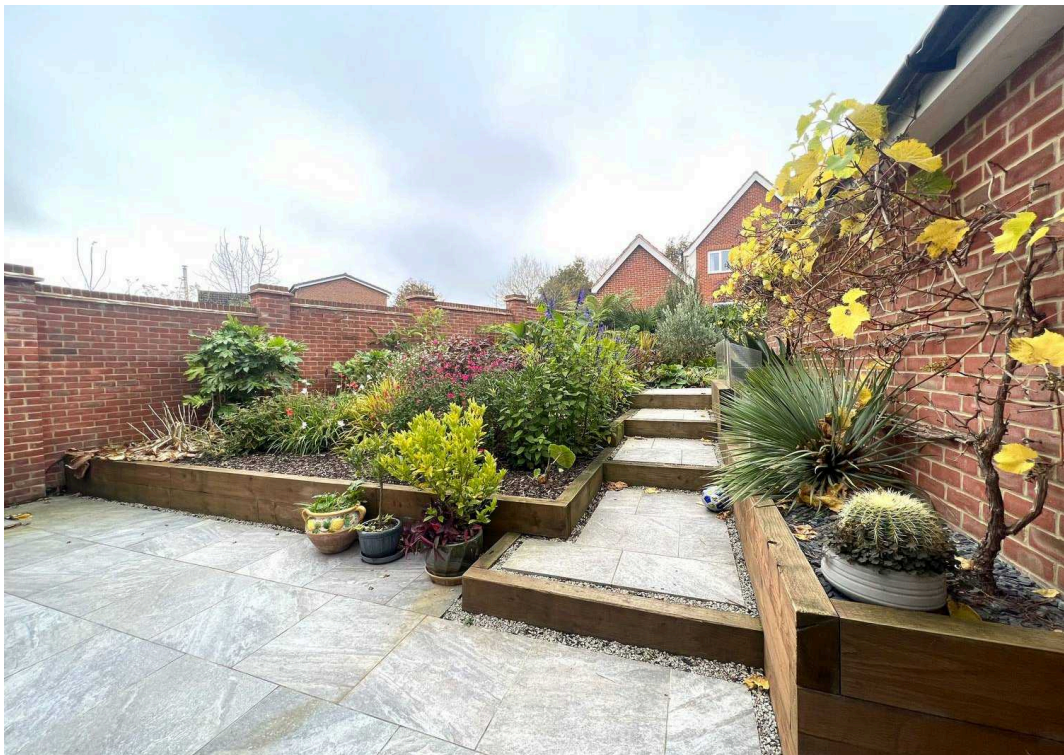
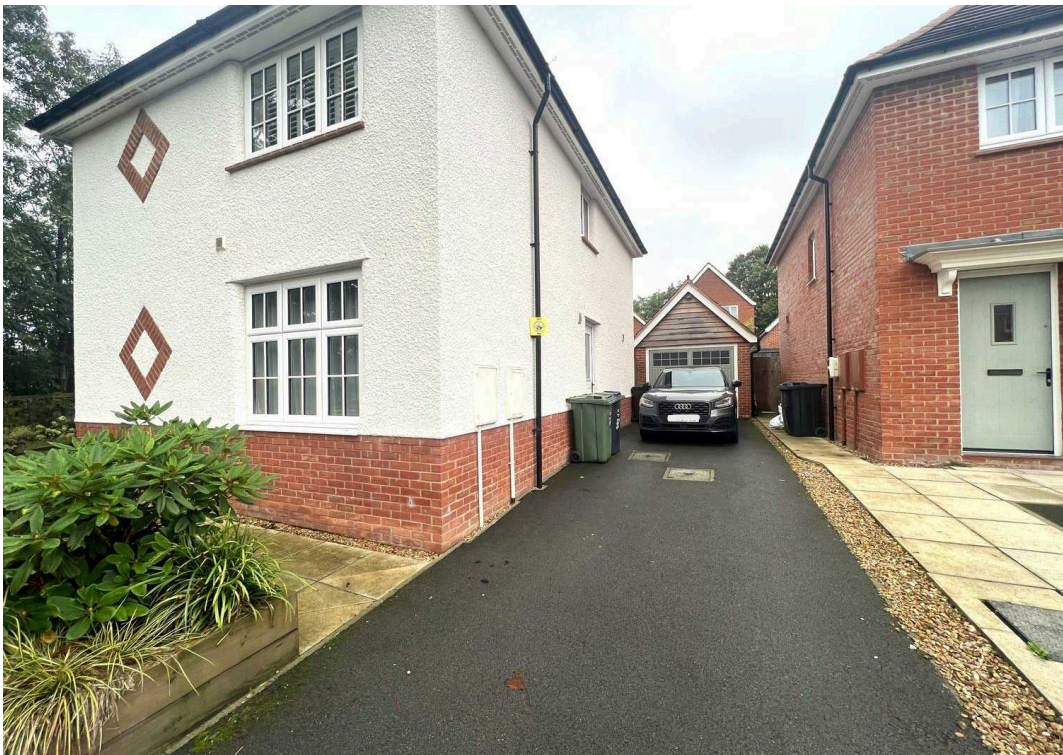
The property accommodation briefly comprises of entrance hall, downstairs WC, lounge, open-plan dining-kitchen and utility room to the ground floor. To the first floor there are three well proportioned double bedrooms and the house bathroom, with the principal bedroom having ensuite shower room and bedrooms one and two with fitted wardrobes. Externally there is a driveway to the rear leading to a detached garage, the front garden is easy to maintain and the main portion of the garden is to the side of the property and is low maintenance and enclosed with various flower tree and shrub beds and a hardstanding for a potting shed/green house.

Tenure Freehold.

Council Tax Band D.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

7' 0" x 7' 2" (2.13m x 2.18m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. There are adjoining double-glazed windows with obscure glass to either side of the front door, high-quality flooring, a central ceiling light point, a radiator and a staircase with oak banister and spindle balustrade which rises to the first floor. The entrance hall also features multi-panel doors providing access to the downstairs w.c., spacious lounge, and open-plan dining kitchen.

DOWNSTAIRS W.C.

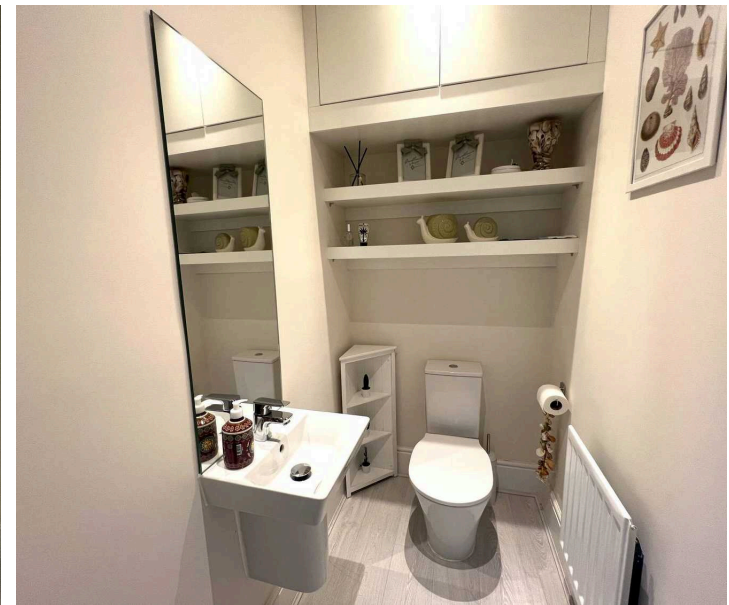
7' 0" x 5' 6" (2.13m x 1.68m)

The high-quality flooring continues from the entrance hall into the downstairs w.c., which features a contemporary two-piece suite comprising of a low-level w.c. with push-button flush and a wall-hung wash hand basin with chrome Monobloc mixer tap, mirrored splashback, and wall cabinet with display shelving beneath. There is inset spotlighting to the ceiling, an extractor fan, and a radiator.

LOUNGE

10' 8" x 18' 9" (3.25m x 5.72m)

The lounge is a generously proportioned, light and airy, dual-aspect reception room which features banks of double-glazed windows to the front and side elevations, offering a pleasant, far-reaching outlook. There is high-quality flooring, two ceiling light points, and two radiators.





OPEN-PLAN DINING KITCHEN

18' 10" x 10' 7" (5.74m x 3.23m)

The open-plan dining kitchen enjoys a great deal of natural light cascading through dual-aspect banks of windows and double-glazed French doors with adjoining windows, providing a pleasant outlook across the property's landscaped gardens. There is high-quality flooring, two radiators, and inset spotlighting. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard and complementary granite work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap, and benefits from soft closing doors and drawers, a matching granite upstand, and under-unit lighting. There are high-quality, AEG fitted appliances, including a four-ring gas hob with canopy-style cooker hood over, a built-in electric double oven, a fridge freezer unit, and a dishwasher. There is a breakfast peninsula with cupboards beneath for additional storage and a door to the side providing access to the utility room.

UTILITY ROOM

7' 0" x 5' 8" (2.13m x 1.73m)

The utility room features fitted wall and base units with shaker-style cupboard fronts and complementary granite work surfaces over, which incorporate a single-bowl, stainless steel sink unit with chrome mixer tap. There is a matching granite upstand to the work surface, plumbing and provisions for an automatic washing machine, and space for a tumble dryer. There is inset spotlighting to the ceiling, an extractor fan, a double-glazed external composite door with obscure glazed inserts to the side elevation, and a useful understairs cloaks cupboard.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from entrance hall, you reach the first floor landing, which features multi-panel doors providing access to three well-proportioned double bedrooms, the house bathroom, and a useful airing cupboard over the bulkhead for the stairs. There is high-quality flooring, an oak banister with spindle balustrade over the stairwell head, a ceiling light point, a radiator, a loft hatch with drop-down ladder providing access to a useful attic space, and a bank of double-glazed windows to the rear.

BEDROOM ONE

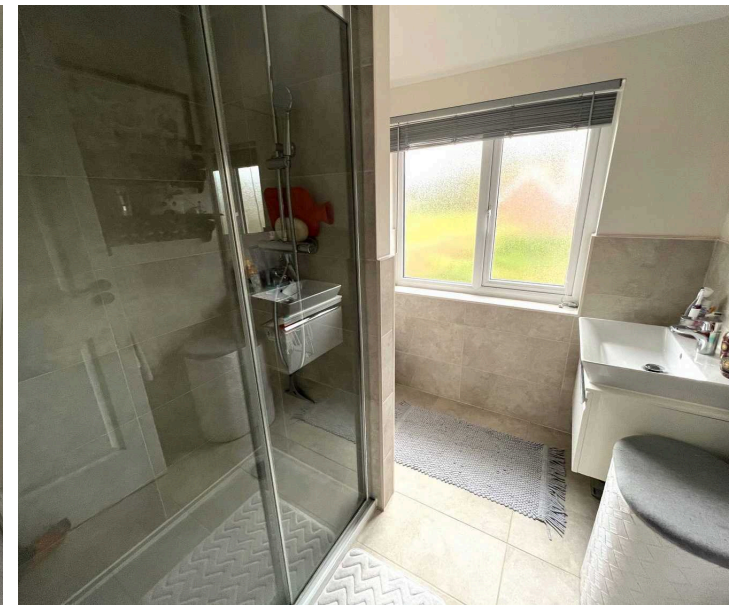
18' 10" x 10' 9" (5.74m x 3.28m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the front elevation with plantation shutters, which take full advantage of pleasant views with a tree-lined backdrop. In the autumn and winter months, this aspect opens up to provide far-reaching views across the valley. There is also high-quality flooring, a ceiling light point, a radiator, high-quality fitted wardrobes with hanging rails and shelving in situ, and an en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

7' 2" x 6' 10" (2.18m x 2.08m)

The en-suite shower room features a modern three-piece suite comprising a fixed frame shower cubicle with thermostatic rainfall showerhead and separate handheld attachment, a low level w.c. with push-button flush, and a broad wall-hung wash hand basin with vanity drawer beneath and chrome Monobloc mixer tap. There is tiled flooring, complementary tiling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan, fitted wall cupboards with display shelving beneath, a chrome ladder-style radiator, and a bank of double-glazed windows with obscure glass to the side elevation.





BEDROOM TWO

10' 0" x 11' 0" (3.05m x 3.35m)

Bedroom two is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with plantation shutter to the front elevation, sharing the same pleasant, tree-lined outlook as bedroom one. There is also high-quality flooring, a radiator, a ceiling light point, and fitted wardrobes with hanging rails, shelving and mirrored doors in situ.

BEDROOM THREE

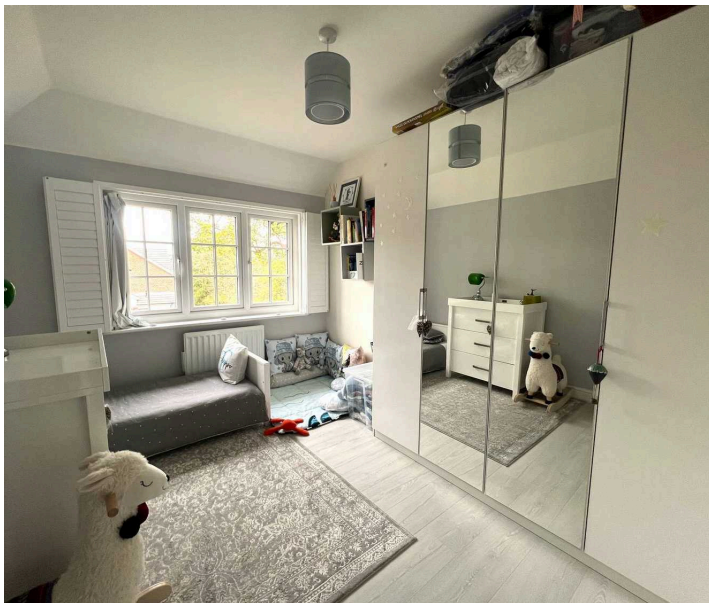
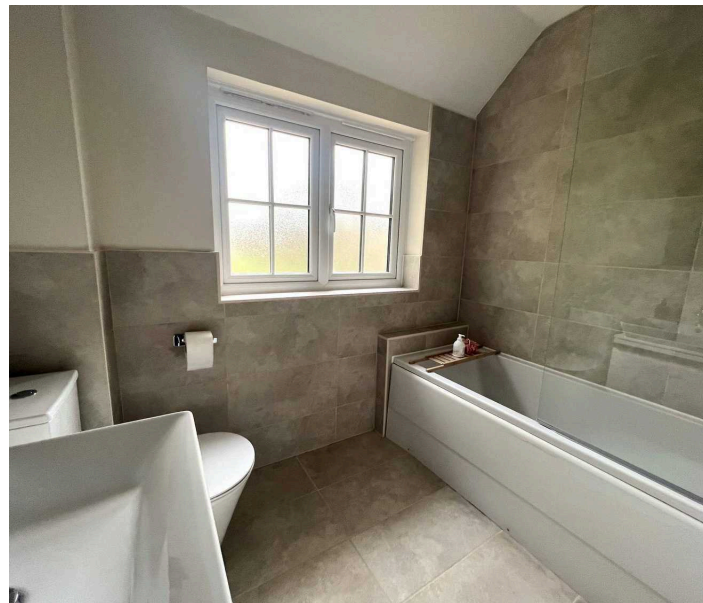
11' 0" x 8' 8" (3.35m x 2.64m)

Bedroom three is a double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows with plantation shutters to the side elevation, a central ceiling light point, a radiator, and high-quality flooring.

HOUSE BATHROOM

7' 5" x 6' 5" (2.26m x 1.96m)

The house bathroom features a modern, white, three-piece suite comprising of a panel bath with thermostatic shower over and glazed shower guard, a broad wall-hung wash hand basin with vanity drawer beneath and chrome Monobloc mixer tap, and a low level w.c. with push-button flush. There is tiled flooring, tiling to the walls and splash areas, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, a shaver point, and a bank of double-glazed windows with obscure glass to the front elevation.



EXTERNAL

GARDEN

Externally, the property occupies a pleasant, tucked away position within the development, benefitting from a tarmacadam driveway providing off-street parking for multiple vehicles and leading to the detached garage. There is a flagged pathway from the driveway which leads to the front door, where there is a door canopy with external light and well-stocked raised sleeper beds with flowers and shrubs. The property's garden is enclosed and has been much improved by the current vendors, now featuring a beautiful flagged patio which is an ideal space for al fresco dining and barbecuing. There are external plug points, an external tap, and steps leading up to the main portion of the garden which features a stunning, well-stocked and mature flower, tree and shrub bed. There is a flagged hardstanding to the rear of the garage, creating an ideal space for a garden shed, greenhouse or summerhouse, or perhaps as a further patio area for barbecuing and entertainment. There are part-fenced and part-walled boundaries, and from the upper portion of the garden are pleasant, open-aspect views across the valley.

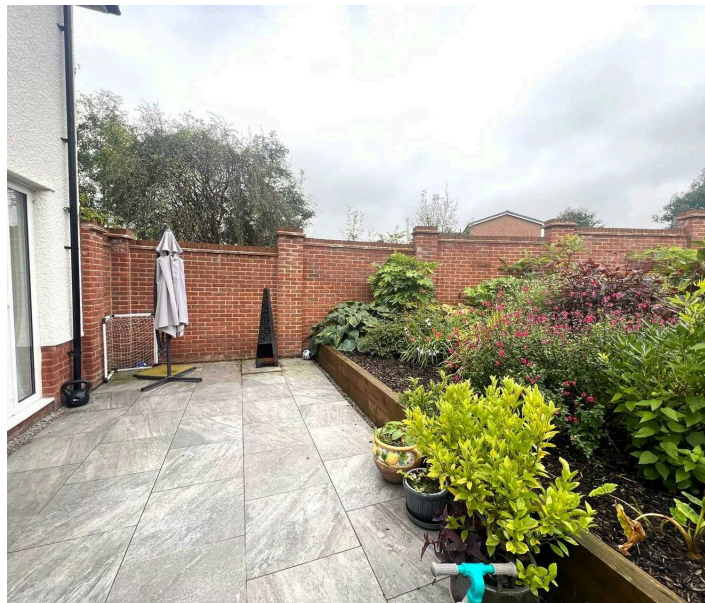
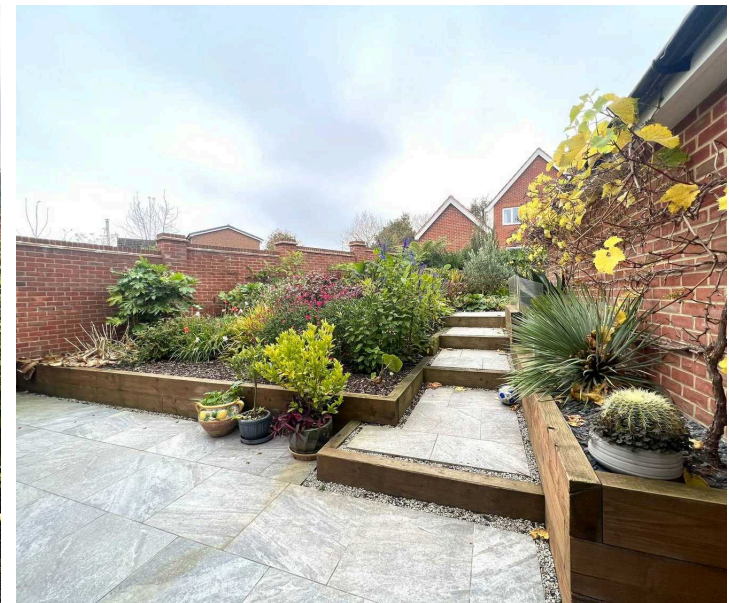
GARAGE

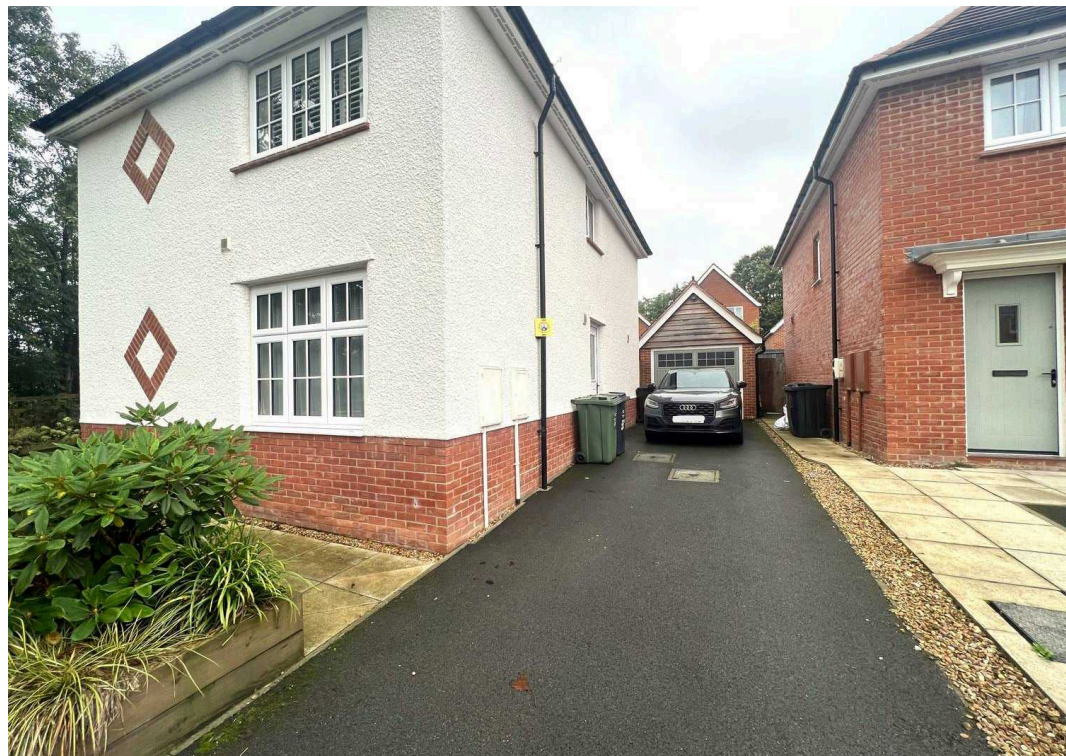
Single Garage

The detached garage features an up-and-over door, lighting and power in situ, additional storage in the rafters, and an EV point.

DRIVEWAY

3 Parking Spaces





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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