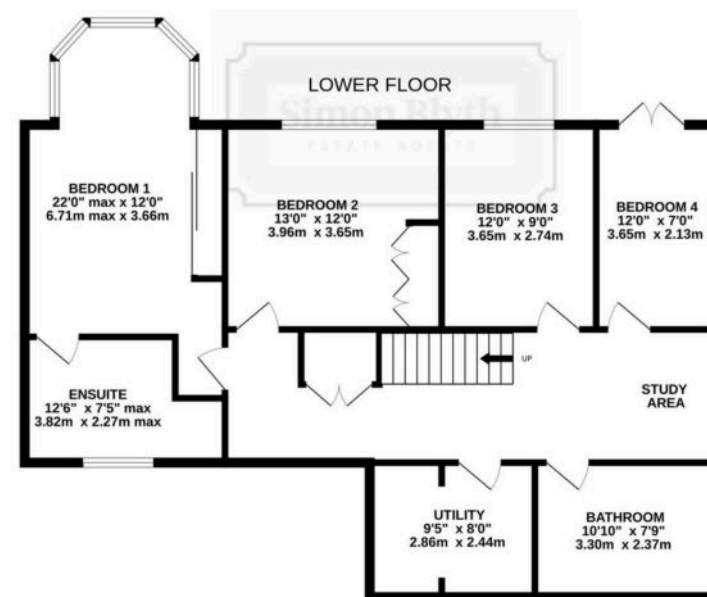
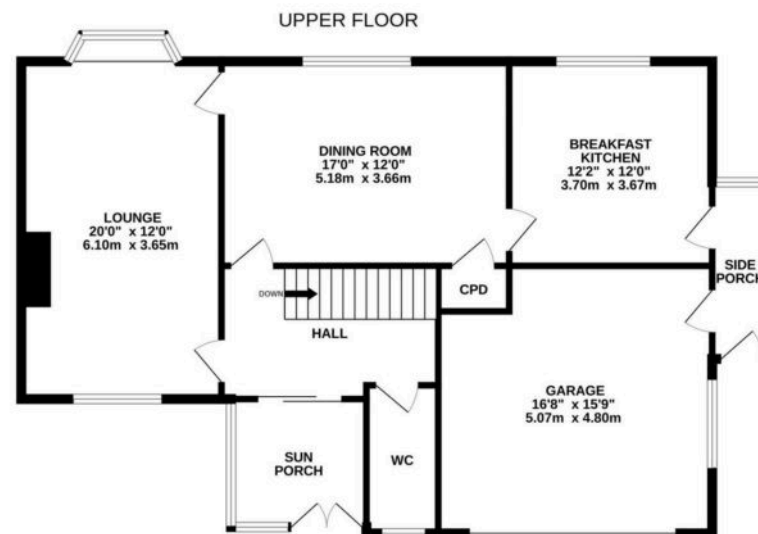




Carmel Mount, Lower Common Lane

Scissett, Huddersfield, HD8 9HL

Offers in Region of **£395,000**



LOWER COMMON LANE

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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SITUATED ON THE SOUGHT-AFTER ADDRESS OF LOWER COMMON LANE, SCISSETT, CARMEL MOUNT BOASTS PANORAMIC, OPEN-ASPECT VIEWS ACROSS THE VALLEY TOWARDS EMLEY MOOR, AS WELL AS SPACIOUS AND VERSATILE, UPSIDE-DOWN-STYLE ACCOMMODATION COMPLEMENTED BY A SUPERB PLOT. THE PROPERTY IS OFFERED WITH **NO ONWARD CHAIN**, IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS.

The property accommodation briefly comprises entrance porch, inner hallway, ground floor WC, spacious dual aspect lounge, formal dining room, breakfast kitchen and porch to the ground floor. To the lower ground floor, there is a reception hall with space for use as an office, bedroom one with en-suite bathroom, three further bedrooms, the house bathroom and a utility room. Externally, there is a block paved driveway leading to an integral double garage, and to the rear is a fabulous garden, enjoying pleasant views, with patio and lawn.

Tenure Freehold.
Council Tax Band E.
EPC Rating D.



GROUND FLOOR

ENTRANCE PORCH

Enter into the property through twin, double-glazed PVC doors. There is tiled flooring, a wall light point, fabulous exposed stone walls, dual aspect windows to the front and side elevations, a radiator, plug points, and double-glazed sliding patio doors providing access to the inner hallway.

INNER HALLWAY

The inner hallway features inset spotlighting to the ceiling, decorative coving, a radiator, and multi-panel doors providing access to the ground floor WC, formal dining room and spacious lounge. A staircase with wooden banister and traditional spindle balustrade descends to the lower ground floor.

GROUND FLOOR WC

The WC features a low-level WC with push-button flush, a pedestal wash hand basin, tiling to the splash areas, inset spotlighting, and a double-glazed window with obscure glass to the front elevation.





LOUNGE

20' 0" x 12' 0" (6.10m x 3.66m)

The lounge is a generously proportioned, light and airy reception room with dual-aspect windows including a bank of windows to the front elevation and a double-glazed bay window to the rear elevation, taking full advantage of fabulous panoramic views across the valley towards Emley Moor Mast. There is decorative coving to the ceiling, ornate ceiling decorations, inset spotlighting to the ceiling, and two radiators. A multi-panel door provides access to the formal dining room, and the focal point of the room is the living flame effect gas fireplace with marble inset and hearth and timber mantel surround.

FORMAL DINING ROOM

17' 0" x 12' 0" (5.18m x 3.66m)

The dining room, again, takes full advantage of panoramic views across the valley through a double-glazed picture window to the rear elevation. There is decorative coving to the ceiling, a radiator, inset spotlighting to the ceiling, and multi-panel doors providing access to the breakfast kitchen and a useful cloaks cupboard, which has a hanging rail, shelving and light in situ.

BREAKFAST KITCHEN

12' 2" x 12' 0" (3.71m x 3.66m)

The kitchen features fitted wall and base units with rolled-edge work surfaces over, which incorporate a one-and-a-half-bowl composite sink and drainer unit with chrome mixer tap. There is tiling to the splash areas, laminate flooring, decorative coving, and inset spotlighting to the ceiling. The kitchen is also equipped with built-in appliances, including a four-ring ceramic De Dietrich hob with De Dietrich cooker hood over, a waist-level NEFF oven, a shoulder-level microwave combination oven, a dishwasher, and fridge and freezer units. Additionally, there is under-unit lighting, cornice lighting, glazed display cabinets, a radiator, a bank of windows to the rear elevation offering superb open-aspect views, and a double-glazed PVC door with obscure glazed inserts to the side elevation which provides access to the side porch.

SIDE PORCH

The side porch features a double-glazed external door to the front elevation, banks of windows to the side and rear elevations, a radiator, a wall light point, tiled flooring, and a door providing access to the integral double garage.





LOWER GROUND FLOOR

Taking the staircase from the inner hallway, you reach a fabulous lower ground floor hallway, which provides access to the bedrooms, house bathroom and utility room. The hallway itself is large and versatile, currently being laid out as an office space. There is inset spotlighting to the ceiling, two ceiling light points, decorative coving, two radiators, a useful understairs storage cupboard, and a double-glazed window to the side elevation.

BEDROOM ONE

22' 0" x 12' 0" (6.71m x 3.66m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There is a double-glazed bay window to the rear elevation with pleasant views across the property's gardens and the valley beyond. There is inset spotlighting to the ceiling, three radiators, a bank of fitted wardrobes with sliding mirrored doors, hanging rails and shelving in situ, and a multi-panel door providing access to the en-suite bathroom.



BEDROOM ONE EN-SUITE BATHROOM

12' 6" x 7' 5" (3.81m x 2.26m)

The en-suite features a four-piece suite comprising a corner bath, a fixed frame shower cubicle, a low-level WC, and a wash hand basin with vanity cupboard surround. There are tiled walls, laminate-effect vinyl flooring, decorative coving and recessed lighting to the ceiling, a radiator, a double-glazed window with obscure glass to the front elevation, and a shaver point.

BEDROOM TWO

13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom two can accommodate a double bed with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation, decorative coving and recessed lighting to the ceiling, a radiator, and an array of fitted furniture including floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ and a matching dressing table with drawers beneath.

BEDROOM THREE

12' 0" x 9' 0" (3.66m x 2.74m)

Bedroom three can accommodate a double bed with ample space for freestanding furniture. There is decorative coving to the ceiling, a central ceiling light point, a radiator, and a bank of double-glazed windows to the rear elevation providing pleasant views across the property's gardens and across the valley beyond.

BEDROOM FOUR

12' 0" x 7' 0" (3.66m x 2.13m)

Bedroom four can accommodate a single bed with ample space for freestanding furniture, but could also be utilised as a nursery or home office. There are double-glazed French doors to the rear elevation which provide access to steps which lead to the rear garden. There is a radiator, recessed lighting to the ceiling, and decorative coving.





HOUSE BATHROOM

10' 10" x 7' 9" (3.30m x 2.36m)

The house bathroom features a four-piece suite comprising walk-in panel bath with showerhead mixer tap, a low-level WC, a broad winged wash hand basin with vanity cupboard beneath and matching vanity units, and a fixed frame shower cubicle with thermostatic shower. There is tiling to the walls, laminate-effect vinyl flooring, a radiator, three wall light points, a horizontal ladder-style radiator, and a double-glazed window with obscure glass to the side elevation.

UTILITY ROOM

9' 5" x 8' 0" (2.87m x 2.44m)

The utility room features fitted wall and base units with rolled-edge work surfaces over, which incorporate a single-bowl, stainless steel sink and drainer unit with chrome mixer tap. There is plumbing and provisions for an automatic washing machine and space for a tumble dryer, tiling to the splash areas, under-unit lighting, a ceiling light point, a radiator, and fitted shelving.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block-paved driveway providing off-street parking and leading to the integral double garage. There are various external light points, a flagged patio area, and a low maintenance yet well-stocked flower and shrub bed. Steps from Lower Common Lane lead down to the rear garden.

REAR GARDEN

Externally to the rear, the property enjoys a fabulously proportioned garden which features a flagged patio area ideal for al fresco dining, barbecuing and entertaining. There are two lawn areas with shrubs and trees, and steps which descend to the middle portion of the garden which is laid predominantly to lawn. There are well-stocked flower and shrub beds, a hardstanding for a garden shed, a privacy bearing hedge, and further steps which descend to the lower portion of the garden. This space features fabulous laurel hedging providing privacy and shelter, and beautiful trees in situ. There is external lighting, an external tap, an external plug point and well-stocked hedged boundaries.

DOUBLE GARAGE

The integral double garage features an electric, remote-controlled, up-and-over door, has lighting and power in situ, a double-glazed window to the side elevation, and useful fitted storage cupboards. It also houses the wall-mounted boiler.

DRIVEWAY

1 Parking Space



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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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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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