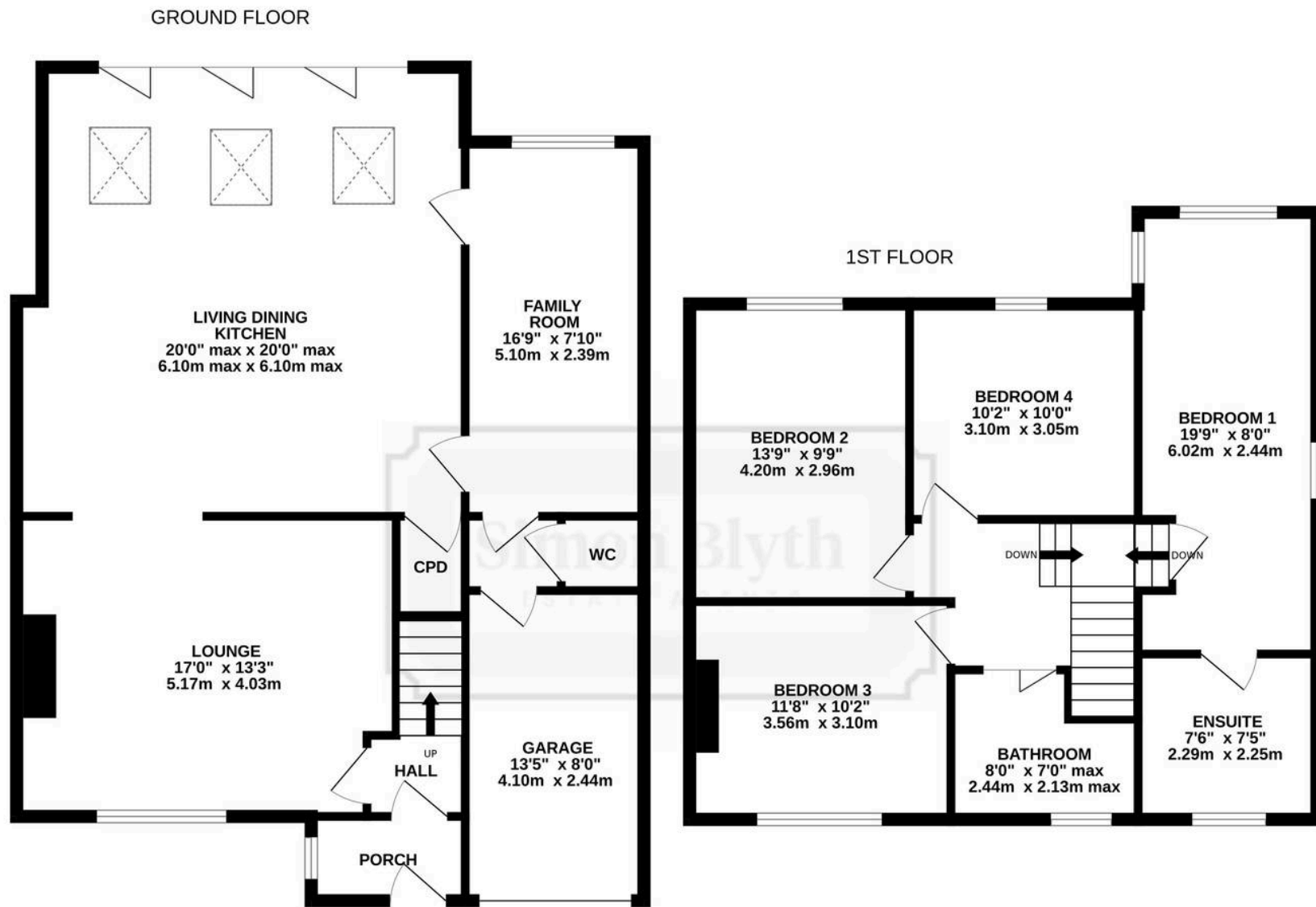




Sunnymead, Scissett
Huddersfield, HD8 9JA

Offers in Region of **£300,000**



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30 Sunnymead

Scissett, Huddersfield, HD8 9JA

A MUST VIEW TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND SPACE ON OFFER. SITUATED IN THE SOUGHT AFTER VILLAGE OF SCISSETT, IN CATCHMENT FOR WELL REGARDED SCHOOLING, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS AND CONVENIENTLY POSITIONED FOR AMENITIES. THE PROPERTY HAS BEEN VASTLY IMPROVED WITH MODERN OPEN-PLAN DINING-KITCHEN AND FAMILY ROOM, TWO RECEPTION ROOMS, AND FOUR DOUBLE BEDROOMS.

The property accommodation briefly comprises of entrance porch, entrance hall, lounge with log burning stove, open-plan dining-kitchen and family room with bi-fold doors leading to the rear garden, sitting room, utility room and downstairs WC to the ground floor. To the first floor there is the principal suite with dressing area and en-suite shower room, three additional double bedrooms and the house bathroom. Externally there is a driveway to the front for two vehicles, to the rear is an enclosed low maintenance garden with flagged patio and lawn.

Tenure Freehold.
Council Tax Band A.
EPC Rating TBC.



GROUND FLOOR

ENTRANCE

Enter into the property through a double-glazed, composite front door with obscure glazed inserts into the entrance. There is a double-glazed window to the side elevation, a ceiling light point, a radiator, high-quality flooring, and a multi-panel oak and glazed door proceeding into the vestibule.

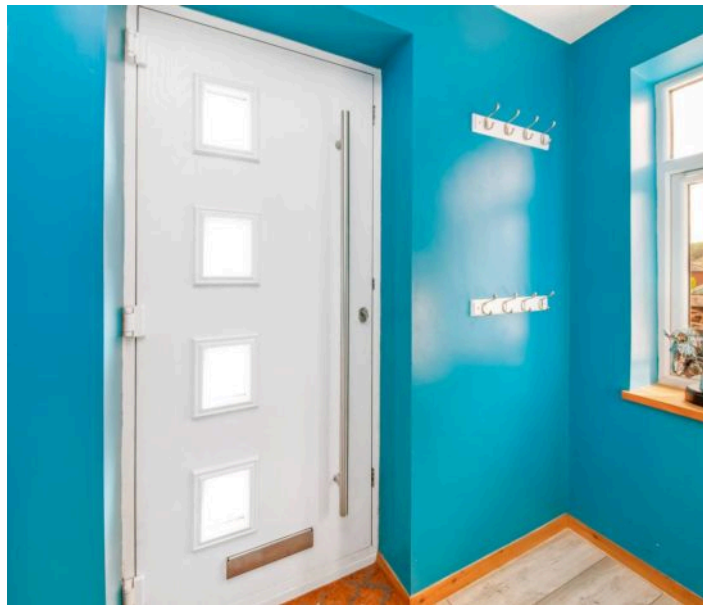
INNER VESTIBULE

The inner vestibule features a staircase with central carpet runner and chrome stair rods rising to the first floor, a wooden banister, a central ceiling light point, and a multi-panel timber and glazed door proceeding into the lounge.

LOUNGE

17' 0" x 13' 3" (5.18m x 4.04m)

The lounge features a continuation of the high-quality flooring from the entrance and inner vestibule. This room enjoys a great deal of natural light which cascades through a double-glazed bank of windows to the front elevation. There is a central ceiling light point, a radiator, and an arched doorway proceeding into the dining kitchen. The focal point of the room is the beautiful, cast-iron, Clearview twin door stove set upon a raised stone hearth with timber lintel above.





OPEN-PLAN DINING KITCHEN AND FAMILY ROOM

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

This room enjoys a great deal of natural light cascading through aluminium bi-folding doors to the rear and three double-glazed skylight windows. There is attractive tiled flooring, four ceiling lights, two vertical cast-iron column radiators, and multi-panel oak doors providing access to the sitting room and enclose a useful downstairs pantry. The kitchen features a range of fitted wall and base units with shaker-style cupboard fronts and complementary work surfaces over, which incorporate a ceramic top, stainless steel sink and drainer unit with chrome boiling water mixer tap over. There are built-in appliances including a four-ring ceramic induction hob with canopy-style cooker hood over, a waist-level fan assisted oven, a shoulder-level microwave combination oven, and a fridge freezer unit. Additionally, there is a wine cooler, a breakfast island with cupboards under which provides additional work surface and space for informal dining.

The kitchen then leads seamlessly into the dining/family room, which benefits from bi-folding doors to the rear elevation, providing direct access to the landscaped gardens. There is also a continuation of the attractive tiled flooring from the kitchen area. The downstairs pantry features a wall light point, a radiator, and plumbing and provisions for a dishwasher/washing machine



SITTING ROOM

16' 9" x 7' 10" (5.11m x 2.39m)

The sitting room is a most versatile and useful additional room, which features a double-glazed bank of windows to the rear elevation, offering pleasant views over the rear gardens. There is high-quality laminate flooring, a ceiling light point, a radiator, and an oak door providing access to a vestibule with doors leading to the downstairs WC and integral garage.

DOWNSTAIRS WC

The WC features a modern, two-piece suite comprising a low-level WC with push-button flush and a wall-hung wash hand basin with chrome monobloc mixer tap. There is attractive tiled flooring, high gloss brick-effect tiling to dado height, a radiator, an extractor fan, and a ceiling light point.

INTEGRAL GARAGE

13' 5" x 8' 0" (4.09m x 2.44m)

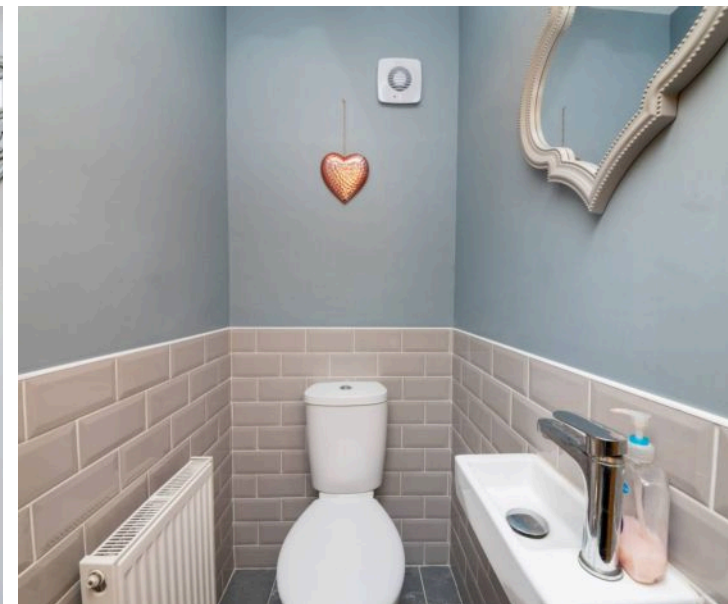
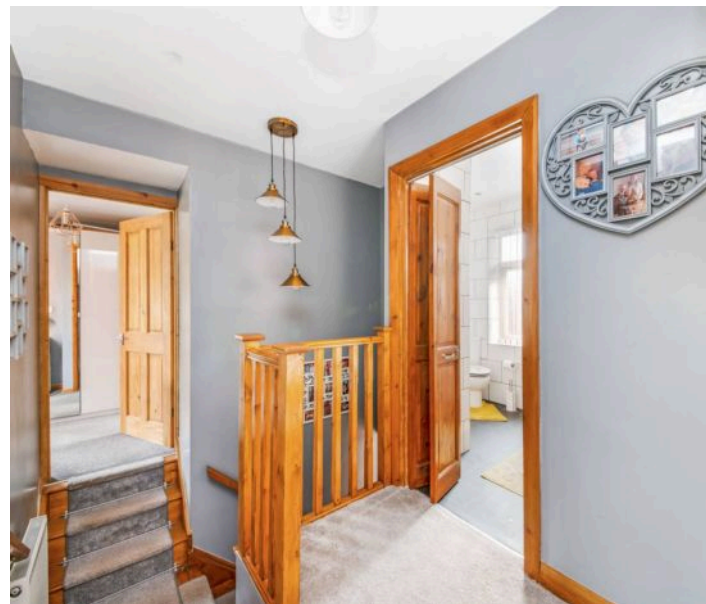
The integral garage features an electric, roller-shutter door, lighting and power in situ, plumbing and provisions for an automatic washing machine and space for a tumble dryer. The garage also houses the wall-mounted, combination Worcester Bosch boiler.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the inner vestibule, you reach a split-level landing with a staircase to the left providing access to three bedrooms and the house bathroom, and a staircase to the right providing access to the principal suite. There are two ceiling lights, a radiator, a loft hatch offering access to a useful attic space, and a wooden banister with spindle balustrade over the stairwell head.





BEDROOM ONE

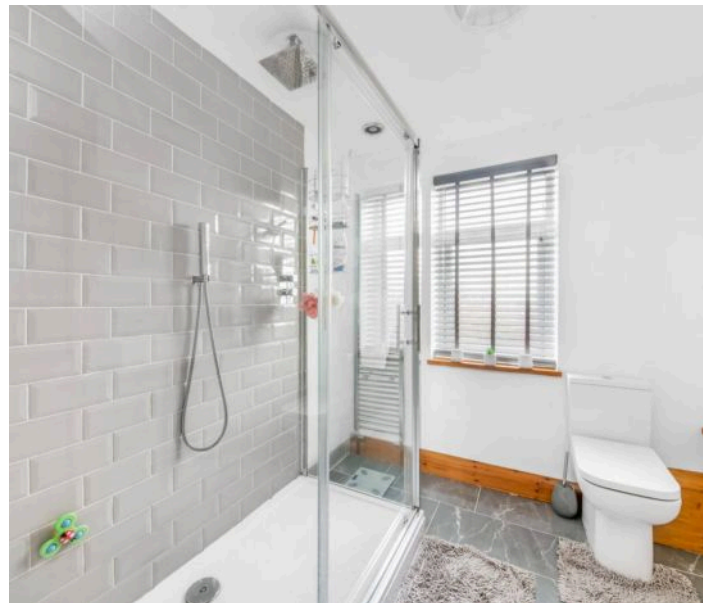
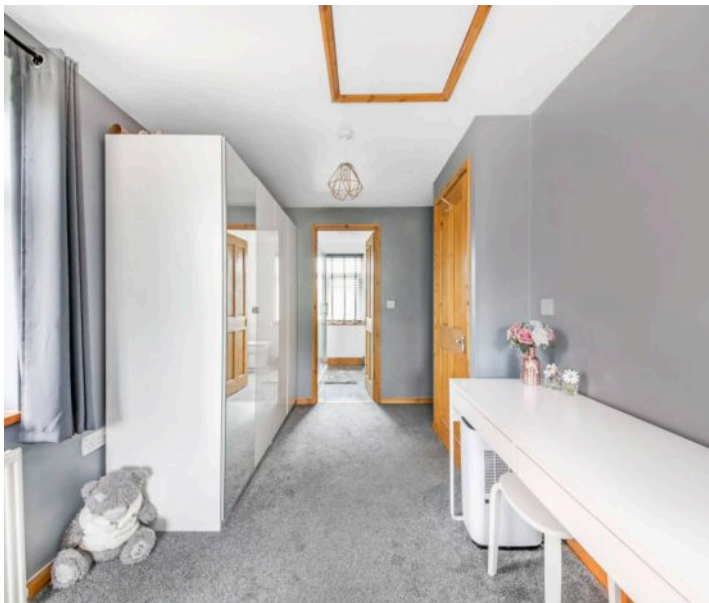
19' 9" x 8' 0" (6.02m x 2.44m)

Bedroom one is a generously proportioned, light and airy double bedroom which features triple-aspect windows providing a great deal of natural light. The bedroom area can accommodate a double bed with space for freestanding furniture, and then leads seamlessly into a dressing area with space for fitted or freestanding wardrobes. There are two ceiling light points, a radiator, a loft hatch with dropdown ladder providing access to an additional useful attic space, and a multi-panel door leading into the en-suite shower room.

BEDROOM ONE EN-SUITE SHOWER ROOM

7' 6" x 7' 5" (2.29m x 2.26m)

The en-suite shower room features a contemporary, four-piece suite comprising a fixed-frame double shower cubicle with two rainfall showerheads and separate handheld attachment, a low-level WC with push-button flush, and twin wash hand basins with cascading waterfall mixer taps set upon a floating vanity unit with high gloss, brick-effect tiled splashback and toiletry drawers beneath. There is attractive tiled flooring, a ceiling light point, an extractor fan with ceiling vent, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the front elevation.



BEDROOM TWO

13' 9" x 9' 9" (4.19m x 2.97m)

Bedroom two is another generously proportioned double bedroom which enjoys a great deal of natural light cascading through the double-glazed bank of windows to the front elevation. There is a ceiling light point and a radiator.

BEDROOM THREE

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom three is a light and airy double bedroom with ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with views onto the rear gardens, a central ceiling light point, and a radiator.

BEDROOM FOUR

10' 2" x 10' 0" (3.10m x 3.05m)

Bedroom four can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed window to the rear elevation, a central ceiling light point and a radiator.





HOUSE BATHROOM

8' 0" x 7' 0" (2.44m x 2.13m)

The house bathroom is accessed from the landing via a concertina door and features a white, three-piece suite comprising an L-shaped bath with electric shower over and glazed shower guard, a low-level WC with push-button flush, and a broad wall-hung wash hand basin with vanity cupboard beneath and chrome towel rail. There is high gloss, brick-effect tiling to the walls, inset spotlighting to the ceiling, an extractor vent, vinyl tile-effect flooring, a double-glazed window with obscure glass and tiled surround to the front elevation, and a chrome ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a double driveway providing off-street parking. There is a wood store, external up-and-down lights, an external tap, and an external double plug point.

REAR GARDEN

Externally to the rear, the property features an enclosed, low maintenance garden with Indian stone flagged patio ideal for al fresco dining, barbecuing and entertainment. The rear garden is laid predominantly to lawn with low-maintenance, raised sleeper beds and attractive fence boundaries. There is external lighting, an external security light, inset spotlighting on a remote sensor in the soffits, and external plug points.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



VIEWING

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

BOUNDARY OWNERSHIP

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Sunday – 11am to 4pm



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