



Pilling Lane, Huddersfield, HD8

£325,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 5

HouseSimple is pleased to present this property in Huddersfield.

Key features:

- Deceptively spacious
- 5/6 bedrooms
- en-suite to master bedroom
- finished to a high standard
- open plan views
- Recently reduced

Extra info:

- **Property Age:** 40 years
- **Council Tax:** Band A (£1.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



RECENTLY REDUCED - CHAIN FREE

In a prime location on the outskirts of the popular village of Scissett, this delightful family home is deceptively spacious measuring approx 2400 sqft which is offered chain free.

The accomodation briefly comprises:- entrance hallway, modern living dining kitchen, large lounge, dining room / fifth bedroom, ground floor bedroom, bathroom, ideal for a teenager/granny annexe. There four first floor bedrooms, the master benefiting from high quality fitted Hammond customised wardrobe figments and en-suite shower room.

Established gardens to the front and rear and the driveway provides off-road parking for several vehicles. The house is on a quiet bridle path with access to woodland and country walks ideal for families and dog lovers and Scissett village is only a short distance away and has a well-regarded primary and middle school, a selection of shops, pubs and restaurants and is conveniently located for those needing to commute to surrounding cities and towns, with the M1 only a short distance away.

PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD, THIS BEAUTIFUL FIVE/SIX BEDROOM DETACHED PROPERTY HAS STYLISH FIXTURES AND FITTINGS, FRONT AND REAR GARDENS AND OFF ROAD PARKING. **NO CHAIN**

Entrance Hall - uPVC door into this wonderful and welcoming entrance hallway which has plenty of space to remove and store coats and shoes. There is solid oak flooring, a handy under stairs cupboard and a staircase ascends to the first floor landing. Doors lead to the lounge and living dining kitchen.

Living Dining Kitchen This superb L shaped living dining kitchen is the heart of the home. The kitchen area is fitted with high gloss black and white wall and base units, granite work tops, red tiled splash backs and a sink and drainer with a mixer tap over. Integrated appliances include a range cooker with two ovens and five ring gas hob, two fridge freezers, dishwasher and space/plumbing for a washing machine and tumble drier. Dual aspect windows fill the kitchen area with light and to one end of the room, a breakfast bar allows for informal dining and there is space for a family dining table and chairs if required. The room then leads to a snug area which is the perfect place to sit and relax on an evening and has an attractive top of the range Scandinavian gas log burner effect fire. Doors lead to the inner hallway, entrance hall and patio doors open to the rear garden.

Lounge This stunning lounge is bright and airy courtesy of the large dual aspect windows. There is an abundance of space for free standing living room furniture and an electric fireplace with marble surround and hearth creates a lovely focal point to the room. Beautiful coving adds a dash of character and doors lead to the entrance hall and inner hallway.

Inner Hallway - The inner hallway has doors leading to the living-dining kitchen, lounge, bedroom five / second reception room, dining room and house bathroom. This section of the property would make a fantastic granny flat / private annexe if desired.

Bedroom Five / Second Reception Room Located to the rear of the property, this generously sized room would make a great guest bedroom, dining room, snug, hobby room or play room. There is a rear facing window, tasteful decor and a door leads back to the inner hallway.

Dining Room This formal dining room could also lend itself to a variety of different uses and has patio doors which open out to the rear garden. A door leads to the inner hallway.

House Bathroom The downstairs bathroom is fitted with a three piece white suite including bath with shower over and glazed screen, concealed unit W.C and vanity hand wash basin. The room is fully tiled with attractive wall tiles and there is contrasting floor tiles. To one side there are some handy cupboards, a heated towel rail and there are spot lights to the ceiling. A side facing window floods the room with light and a door leads to the inner hallway.

First Floor Landing - Stairs from the entrance hall to this large first floor landing which benefits from a bank of fitted wardrobes and has doors leading to the four bedrooms and shower room.

Bedroom One Positioned to the rear of the property and enjoying views over the side and rear garden from its windows, this spacious double bedroom benefits from two fitted wardrobes and still has ample space for bedroom items. Doors lead to the en-suite and landing.

En-Suite Fitted with a three piece white suite including a corner shower cubicle, low level W.C and vanity hand wash basin. The walls are partially tiled and there are dark tiles to the floor. A door leads to the bedroom.

Bedroom Two Another generously sized double bedroom with dual aspect windows, with the front window having a pleasant outlook over neighbouring fields and over towards Emley Moor mast. There is plenty of space for free standing bedroom furniture and a door leads back to the landing.

Bedroom Three This excellent double bedroom is nicely decorated throughout and houses the property's combination boiler in one of the eave cupboards. There is a Velux window and a door leads to the landing.

Home Office/ Nursery This charming single room would alternatively make a great home office or nursery, or separate snug and has a side facing window. A door leads to the landing.

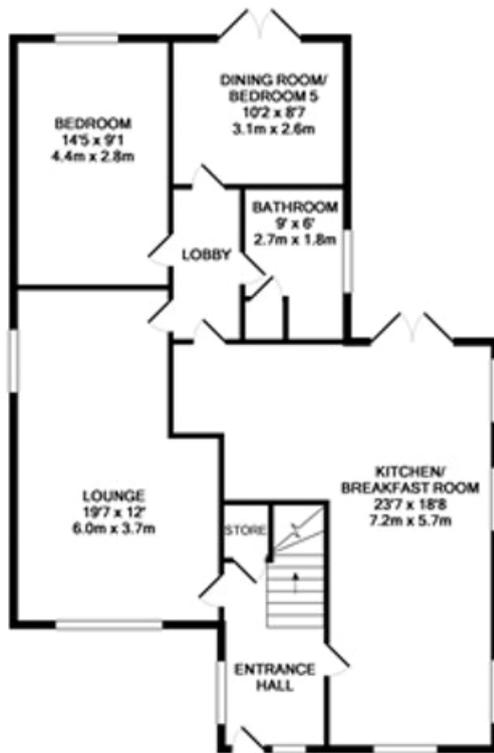
Shower Room Fitted with a white three piece suite including a low level W.C, pedestal hand wash basin and corner shower cubicle. The walls are partially tiled, there is tiled flooring and a heated towel rail. A door leads to the landing.

Rear Garden - To the rear of the property there is a wonderful tiered garden which has a number of patio and pebbled areas, shrubs and plants. The garden is fully enclosed and has access down either side of the property leading to the front.

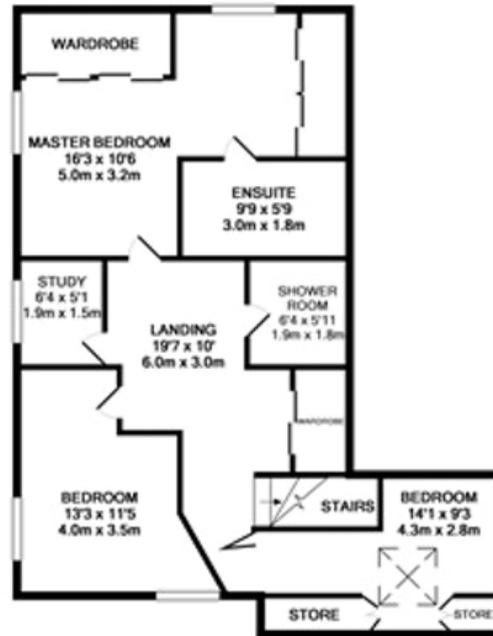
Front And Parking - To the front of the property there is a lovely lawned garden with a flower bed border and mature shrubs and trees. A driveway provides off road parking for a number of vehicles.

The property comes highly recommended and an internal inspection is a must to fully appreciate what is on offer.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 907 SQ. FT.
(84.3 SQ. M.)

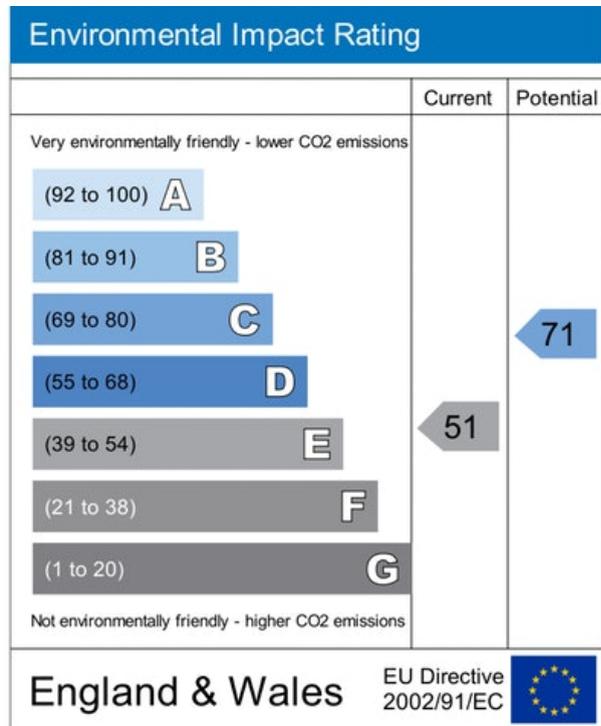
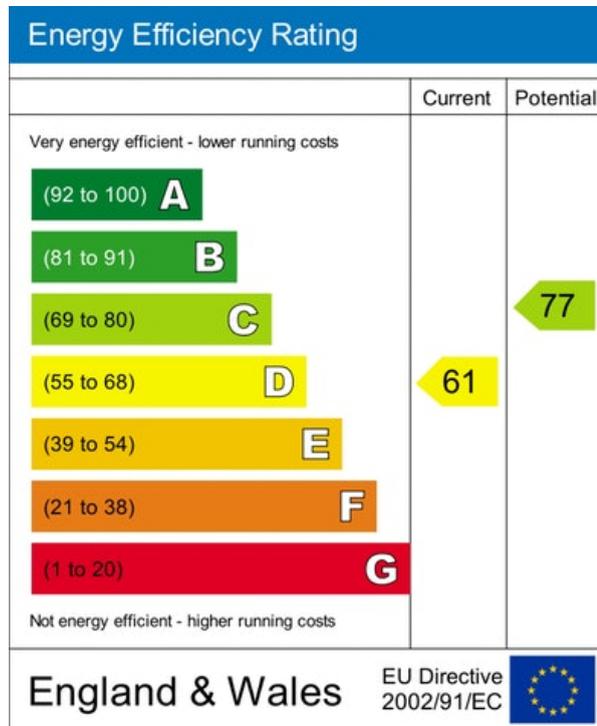


1ST FLOOR
APPROX. FLOOR
AREA 742 SQ. FT.
(69.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1650 SQ. FT. (153.2 SQ. M.)

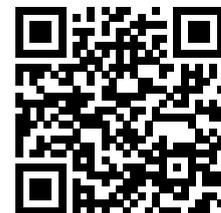
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