



cornerstone
ESTATE AGENTS

Willow Gardens
Scissett, Huddersfield



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Offers Over £275,000

TAKE A LOOK INSIDE THIS GORGEOUS THREE BEDROOM SEMI DETACHED HOME, BUILT IN 2021 AND PART OF REDROW'S HERITAGE RANGE MEANING THE PROPERTY IS ADORNED WITH MORE CHARACTER THAN YOU WOULD EXPECT FROM A NEW BUILD. THE ACCOMMODATION IS PRESENTED TO A HIGH STANDARD THROUGHOUT WHILST THE PROPERTY IS IDEALLY LOCATED WITH HIGHLY REGARDED SCHOOLING ON YOUR DOORSTEP AS WELL AS THE M1 MOTORWAY BEING WITHIN 10 MINUTES, MAKING COMMUTING TO MAJOR CENTRES AN EASY TASK.

Internally, the accommodation features a large sitting room to the front elevation which is filled with natural light courtesy of the large front facing window. To the rear, a superb dining kitchen features a range of gloss wall and base storage units topped with complimentary work surface and with complimentary splash back tiling. A range of high quality integral appliances are also available whilst a utility cupboard has plumbing for automatic washing machine and tumble dryer. There is also ample space for a dining table and French style patio doors to the rear elevation. A WC is accessed of the internal hallway.

To the first floor are three generous bedrooms with the principal room boasting a large en suite shower room. Bedroom two is a second double with the third a well-proportioned single/office space. Completing the accommodation is the modern three-piece bathroom suite.

Externally, a driveway to the front aspect provides off road parking for two vehicles whilst to the rear, a fully enclosed garden is mainly laid to lawn with patio area directly accessible from the kitchen.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band C

EPC: B

Parking: On Drive

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: TBC

Broadband: Ultrafast Full Fibre Broadband

Mobile Coverage: check with your provider.

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise



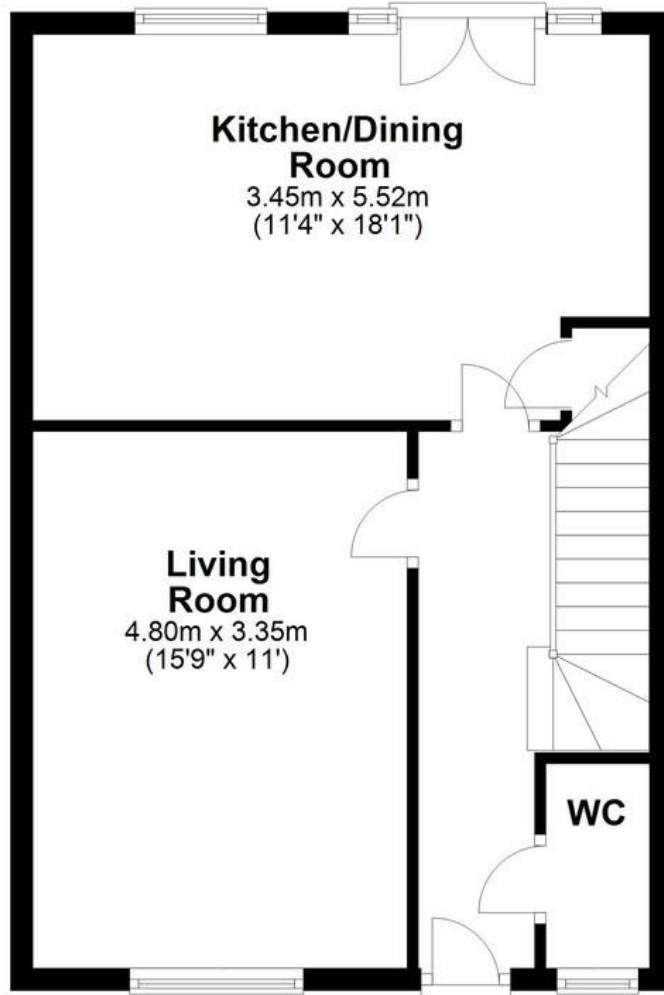






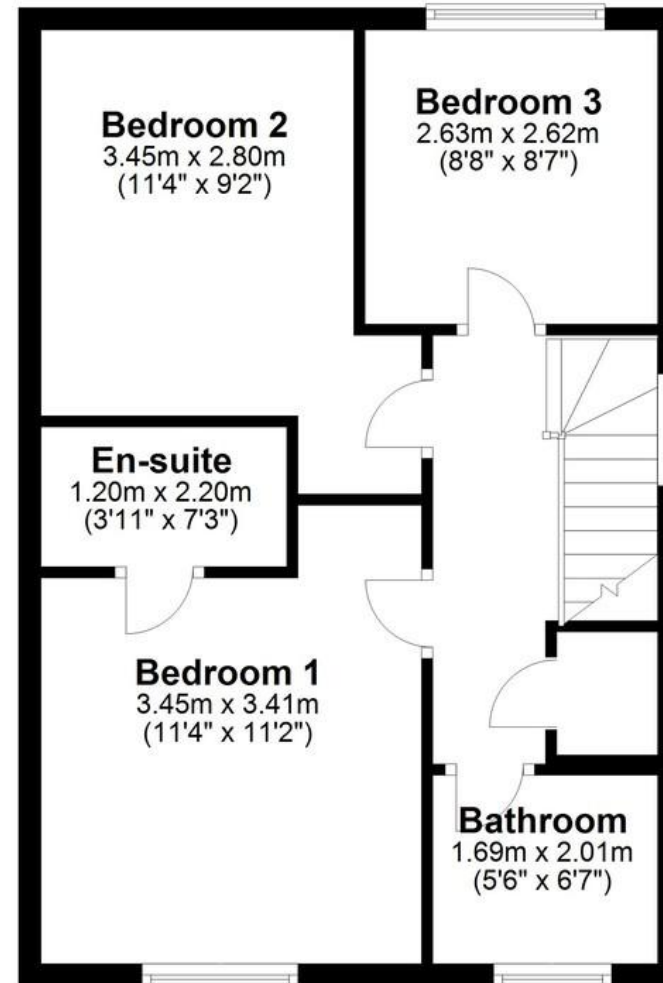
Ground Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.9 sq. feet)



Total area: approx. 92.1 sq. metres (991.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		