

Peter David Properties

Residential Sales and Lettings

Mid-Wicket, 44A Scholes Lane, Scholes

Offers over £200,000



Mid-Wicket,

Description

Mid-Wicket is a modern town house with THREE DOUBLE BEDROOMS in the popular residential village of Scholes. This property would make an ideal home for a growing family and is close to OFSTED RATED GOOD SCHOOLS at both primary and secondary level. Immaculately presented and ready to move into, this property briefly comprises: entrance hallway, ground floor WC, study, modern open plan kitchen diner, first floor landing, a living room, a double bedroom, a modern house bathroom, second floor landing, a master bedroom with an en-suite shower room and a further double bedroom. Also benefiting from central heating and double glazing throughout, an alarm and NHBC New Homes Warranty until 2023. Externally the property further benefits from a driveway for two cars and an enclosed garden to the rear which is SOUTH FACING. Situated adjacent to the cricket pitch and within easy reach of all local amenities and the M62 motorway network.

Features

- Modern town house
- Three double bedrooms
- Study
- Well presented throughout
- Enclosed garden to rear
- Off road parking for two cars
- Popular residential location
- EPC: B
- Alarmed
- Benefits from NHBC new homes warranty until 2023

Entrance Hallway 3.78m (12'5") x 1.04m (3'5")

External composite door leading into the entrance hallway which provides access to the ground floor accommodation. Benefiting from wood effect flooring and a useful storage cupboard which houses the boiler and has space and plumbing for a washing machine.

Study 1.96m (6'5") x 2.39m (7'10")

A good sized room which is currently being used as a study. With a window to the front aspect.

Ground Floor WC 1.55m (5'1") x 0.89m (2'11")

Comprising: low level dual flush WC and sink with tiled splashback. Also benefiting from tiled flooring.

Open Plan Kitchen/Dining Room 7.42m (24'4") INTO BAY x 4.11m (13'6") MAX

A modern fitted kitchen with cream matching wall and base units, wood effect work tops, tiled flooring and a spotlight ceiling. Comprising: inset stainless steel sink and drainer, Electrolux six ring gas hob, Electrolux extractor hood, Electrolux double oven, integrated fridge, integrated freezer and integrated dishwasher. Also benefiting from a breakfast bar and a useful pantry cupboard. The dining and living area is carpeted and has French doors leading out into the rear garden.

First Floor Landing 2.72m (8'11") x 0.91m (3'0")

Providing access to the first floor accommodation.

Living Room 4.11m (13'6") x 3.30m (10'10")

A good sized living room with a feature fireplace that has a living flame fire. With two windows to the rear elevation overlooking the garden.

Bedroom Three 4.11m (13'6") x 3.00m (9'10") MAX

A double bedroom with two windows to the front elevation.

House Bathroom 2.13m (7'0") x 1.83m (6'0")

The house bathroom comprises: low level dual flush WC, pedestal sink, bath and chrome heated towel rail. Benefiting from tiled splashbacks, tiled flooring and extractor fan.

Second Floor Landing 2.08m (6'10") x 1.04m (3'5") MAX

Providing access to the second floor accommodation.

Master Bedroom 3.56m (11'8") x 3.30m (10'10")

A double bedroom with built in wardrobes and two windows to the rear elevation. The master bedroom also benefits from an en-suite shower room.

En-Suite 1.80m (5'11") x 2.13m (7'0") MAX

The partially tiled en-suite comprises: large shower cubicle with overhead shower and also a hand held shower fitment, low level dual flush WC, pedestal sink and chrome heated towel rail. Also benefiting from tiled flooring and extractor fan. The en-suite can be accessed via the landing but this door is lockable.

Bedroom Two 4.11m (13'6") x 3.00m (9'10")

A further double bedroom with two windows to the front elevation.

External

Externally the property benefits from a driveway to the rear of the property which provides off road parking for two cars and an enclosed garden to the rear which is south facing and has a patio, a decked area and a lawn.

Directions

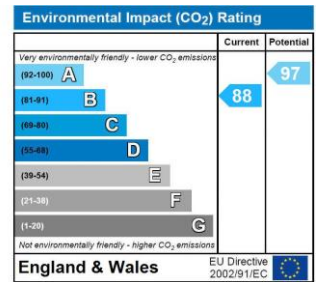
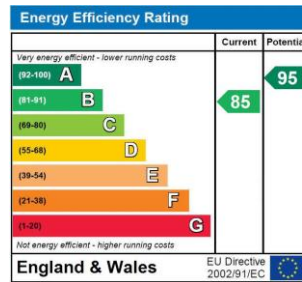
From Brighthouse:

Clifton Rd/A643/A644 and continue to follow A643. Turn right onto Halifax Rd/A649. Turn left at the 1st cross street onto Scholes Ln/B6120. Destination will be on the right

DISCLAIMER

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. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

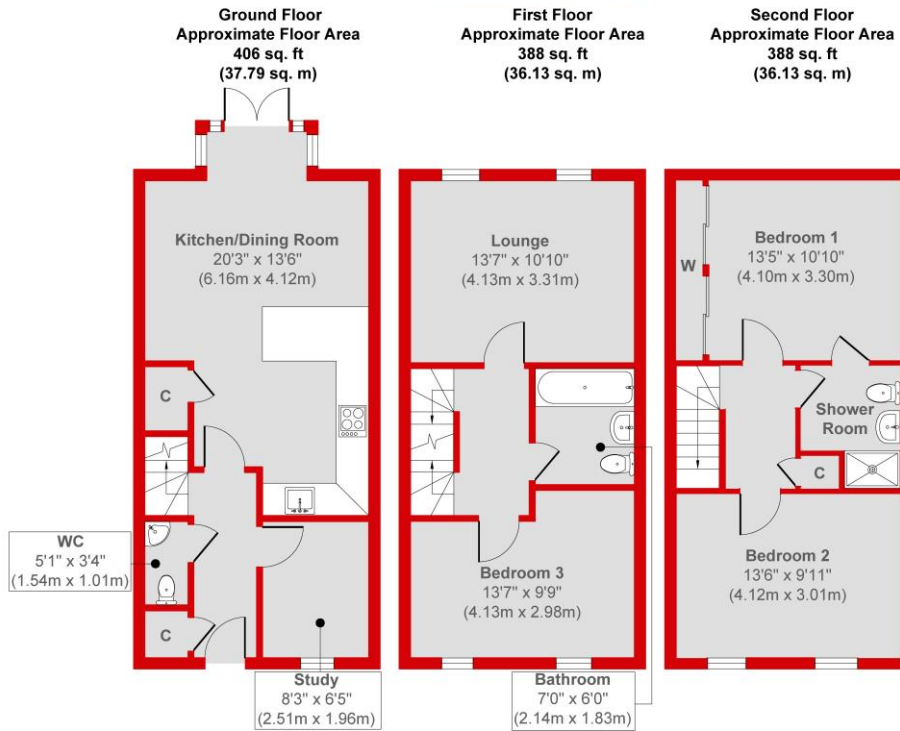
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Approx. Gross Internal Floor Area 1182 sq. ft / 110.05 sq. m

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