



New Hey Road, Scammonden, HD3 3AR
£525,000

E&H Holmes
ESTATE AGENTS

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A beautiful, semi detached barn conversion with far reaching rural views in the popular area of Scammonden. Having been fully renovated to a high standard throughout with stylish kitchen, modern bathroom and electric gated driveway an internal viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, cloakroom, breakfast kitchen and lounge to the ground floor. On the first floor are four bedrooms (master with en-suite) and the house bathroom. To the front of the property are electric gates leading to the driveway for several cars, an open lawn garden and steps leading further garden area.



Entrance Hall

Designer radiator. UPVC double glazed window to side elevation. UPVC double glazed door to side elevation.

Cloakroom

Wash hand basin. Low flush W.C. Towel radiator.

Lounge 18'3" x 25'3" (5.584 x 7.709)

Ceiling spotlights. Three designer radiators. UPVC double glazed French doors. UPVC double glazed window to front elevation.

Dining Kitchen 9'8" x 23'9" (2.959 x 7.262)

Fitted kitchen. Breakfast bar. Stainless steel one and a half bowl sink. Eye level electric oven + combination microwave. Induction hob. Extractor fan. Integrated washing machine. Integrated dishwasher. Integrated fridge / freezer. Wine fridge. Boiler. Designer radiator. Bi-fold door to rear elevation. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Exposed beams.

Master Bedroom 14'5" x 11'8" (4.402 x 3.569)

Exposed beams. Designer radiator. Two UPVC double glazed windows to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Towel radiator. Extractor fan. Underfloor heating.

Bedroom Two 16'0" x 10'6" (4.880 x 3.204)

Exposed beams. Radiator. UPVC double glazed arched window to front elevation.

Bedroom Three 14'4" max x 11'0" (4.384 max x 3.356)

Exposed beams. Radiator. UPVC double glazed window to side elevation.

Bedroom Four 10'5" x 10'8" (3.184 x 3.267)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath with

mixer taps and shower head. Separate shower cubicle. Towel radiator. Extractor fan. Skylight.

Storage Cupboard 10'10" x 4'8" (3.306 x 1.427)

Radiator.

Parking

Electric gates leading to the driveway with parking for several cars. Car charging point.

Front Garden

Lawn garden with dry stone wall.

Rear Garden

Patio with steps leading to raised lawn garden.

Additional Information

Mains water.

Mains sewerage.

Please note: The property runs on LPG gas.

Council Tax Band

tbc

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
group.inherits.reports

EPC Rating

TBC

Disclaimer

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