



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

E&H Holmes
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Situated in this sought after area close to Scammonden Reservoir is this stunning, four bedroom, extended farm house which has been fully renovated to a high specification throughout. Ideally suited to modern family living with two spacious reception rooms, two en-suite bedrooms and gated driveway with parking for multiple vehicles. There is a lawn garden to the side and rear which maximises the far reaching rural views the property has to offer.

The accommodation, in brief, comprises: Entrance hall, cloakroom, breakfast kitchen, lounge and second reception room to the ground floor. On the first floor are two en-suite bedrooms plus two further double bedrooms and the house bathroom.



Entrance Hall

Understairs cupboard. Two designer radiators. Electric Velux. UPVC double glazed window to side elevation. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to rear elevation.

Lounge 17'10" x 16'7" (5.448 x 5.056)

Exposed beams. Designer radiator. UPVC double glazed window to front elevation.

Second Reception Room 11'10" x 15'8" (3.614 x 4.793)

Two designer radiators. UPVC double glazed bi-fold doors to rear elevation. UPVC double glazed door to front elevation. UPVC double glazed window to front elevation.

Breakfast Kitchen 10'5" x 15'5" (3.195 x 4.713)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl undercounter sink with boiling water tap. Granite work surfaces. Breakfast bar. Electric oven. Induction hob. Extractor fan. Integrated washing machine. Integrated dishwasher. Integrated fridge / fridge. Wine fridge. Boiler in cupboard. Designer radiator. UPVC double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Electric Velux.

Master Bedroom 14'5" x 11'9" (4.418 x 3.604)

Vaulted ceiling. Radiator. UPVC double glazed window to front elevation.

En-Suite

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

Bedroom Two 10'6" x 10'3" (3.206 x 3.141)

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

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Extractor fan.

Bedroom Three 10'4" x 15'4" (3.155 x 4.686)

Fitted wardrobes. Radiator. Electric Velux. UPVC double glazed window to rear elevation.

Bedroom Four 7'0" x 10'1" (2.159 x 3.079)

Exposed beam. Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator. Extractor fan.

Parking

Electric gated driveway with parking for multiple cars.

Gardens

Lawn garden to the front of the property. Patio and lawn garden to side and rear.

Other Information

Please note: The property runs on LPG gas. Mains water and electricity.

Council Tax Band

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

Disclaimer

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