



17 High Street, Scapegoat Hill

This attractive individually designed detached house enjoys a sought after village location which offers convenience for access to the M62 motorway network, yet is rural too. It has been extended to the side by our clients and is tastefully presented throughout. The accommodation comprises: entrance hall, downstairs wc, large lounge / dining, dining kitchen, landing, 3 bedrooms and bathroom. It has the benefit of a gas central heating system, uPVC double glazing and modern fittings throughout. Externally there is a driveway, paved patio and enclosed lawn to the side of the house.

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Accommodation:

GROUND FLOOR



Entrance Hall

A spacious entrance hall with uPVC entrance door, laminated wood flooring, staircase to the first floor, window to the front and central heating radiator.

Downstairs WC

With modern 2 piece suite in white comprising low flush wc and hand washbasin, obscure glazed window to the side and central heating radiator.



Lounge

21'5" x 14'7" (11' min)

A good sized living room which was originally designed to incorporate a dining area at the rear – this is currently used by our clients as a play area. It features windows to the front, glazed double doors to the rear, feature fireplace and 2 central heating radiators.



Dining Kitchen

21'8" x 8'4"

Extended to the side by our clients to create an appealing open plan kitchen and dining area. The kitchen area is fitted with a good range of modern gloss fronted base units and wall cupboards with integrated oven, 4 ring has hob with extractor over, dishwasher, fridge freezer, 1 1/2 bowl sink unit with mixer tap, tiled plumbing for automatic washing machine, tiled splashbacks, laminated wood flooring, central heating radiator and inset spotlights to the ceiling. The dining area features an angled ceiling with velux style rooflight, inset spotlights, central heating radiator, windows to the side and glazed double doors to the front opening to the garden.

FIRST FLOOR



Landing

With window to the side and central heating radiator.



Bedroom 1

12'4" x 11'

A double bedroom with windows to the front and central heating radiator.



Bedroom 2

12'4" x 8'9"

Another double bedroom with windows to the rear and central heating radiator.



Bedroom 3

10'6" x 6'8" (10'2" max)

A single bedroom with windows to the front, built in cupboard over the staircase bulkhead, recessed wardrobe and central heating radiator.



Bathroom

8'7" x 6'2"

With modern three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower and curved screen over, fully tiled walls, laminated flooring, obscure glazed window to the side, heated towel rail, inset spotlights to the ceiling and extractor.



OUTSIDE

There is an enclosed lawned garden in front of the dining area extension, water point, tarmac parking space to the side and a paved patio.

Additional Information

The property is Freehold. Energy rating 75 (Band C).

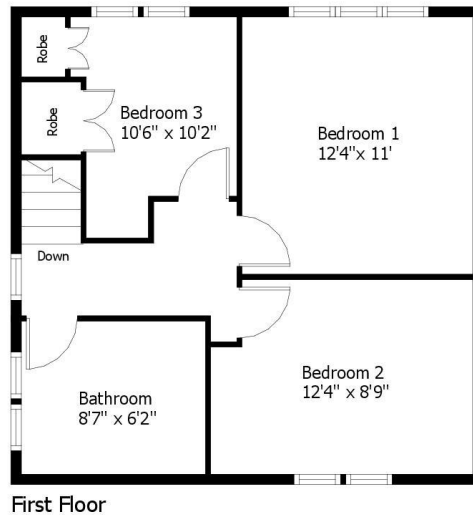
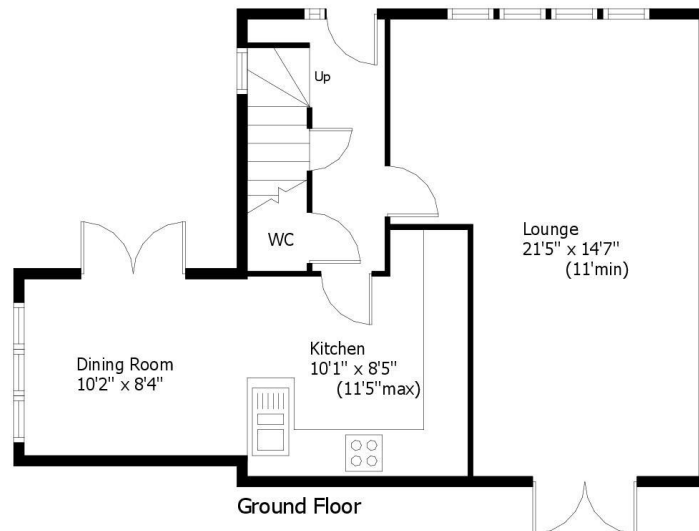
Viewing

By appointment with Wm Sykes and Son.

Location

Scapegoat Hill can be accessed via a number of routes: via Golcar and up Swallow Lane or via Slaithwaite up Clough Road. If visiting the property from further afield it is easily accessible from junction 23 of the M62 motorway. From here travel through Outlane on the A640 New Hey Road. From here turn left and go back over the motorway on Round Ings Road. Follow this for approximately 1 mile then turn left onto High Street. The property will be found on the right hand side.

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