



77 Paris, Scholes

A stone built mid terraced house enjoying a pleasant and popular village location. The accommodation comprises: entrance hall, lounge, breakfast kitchen, landing, 2 bedrooms and bathroom. It has a gas central heating system, uPVC double glazing and attractive fixtures and fittings although we expect that the next owner may wish to update further to their own tastes. Externally there are lawned gardens to the front and rear.

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Accommodation:

GROUND FLOOR



Entrance Hall

With front entrance door, tiled floor, staircase to the first floor and central heating radiator.

Lounge

12'6" x 12'3"

With window to the front, chimney breast with tiled fireplace and central heating radiator.



Breakfast Kitchen 12'3" x 8'5"

Featuring a range of fitted base units and wall cupboards with laminated worksurfaces, sink unit with mixer tap, oven, 4 ring gas hob with extractor, plumbing for washing machine, window and door to the rear, central heating radiator and recessed pantry cupboard.

Store

Accessed externally from the rear of the house.

FIRST FLOOR



Landing

Stairs lead to the first floor landing.



Bedroom 1 11'5" x 15'6" overall

A double bedroom with 2 windows to the front, built in cupboard over the staircase bulkhead and central heating radiator.



Bedroom 2 9'6" x 8'11"

With window to the rear, built in cupboard housing the central heating boiler, central heating radiator.



Bathroom 6'2" x 5'

With three piece suite comprising low flush wc, pedestal washbasin and bath with shower over, partly tiled walls and obscure glazed window to the rear.

Additional Information

The property is Freehold. Energy rating 70 (Band C). Council tax band B. Our online checks show that Superfast Fibre Broadband (Fibre to the Cabinet FTTC) is available and could be installed and mobile phone coverage is limited.

Note

We understand that the land opposite the property is currently classed as "Safeguarded Land" in the current Kirklees Council Development Plan.

OUTSIDE

To the front of the house there is a lawned garden with path leading to the front door.



Rear Garden

At the rear of the house a shared access leads to the other properties within the block, beyond this is a further lawned garden area.

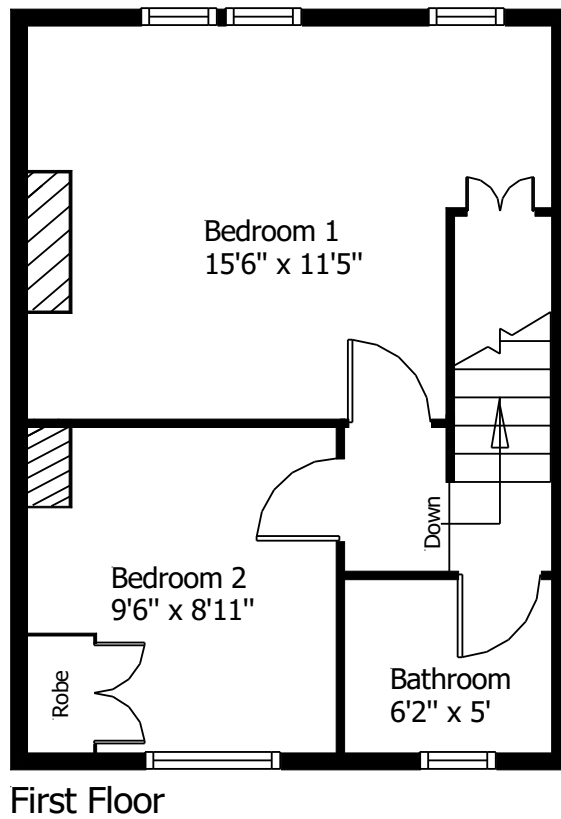
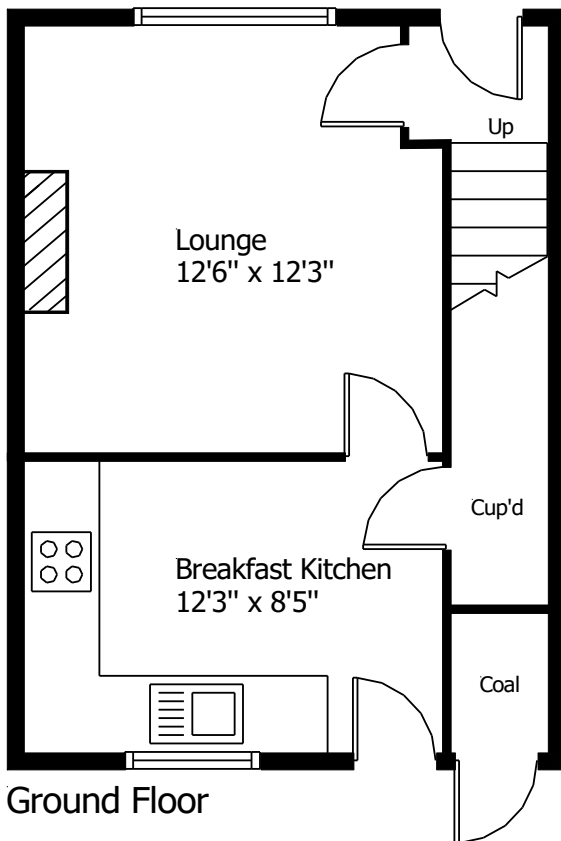
Viewing

By appointment with Wm Sykes & Son.

Location

From the centre of Scholes head up Paris Road, the property will be found on the left hand side, just before you reach Chapelgate.

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This floor plan is for illustrative purposes only and may not be to scale.
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