Wm Sykes & SON EST. 1866

Offers in the region of

£385,000



9 St George's Road, Scholes

An impressive stone-built townhouse located in the heart of the sought-after village of Scholes and enjoying incredible rural views to the rear. The property is one of just five on an exclusive development by North Park Homes completed in 2015. Finished and presented to a high standard the accommodation is arranged over three floors and comprises: entrance hall, large lounge, guest bedroom and en-suite on the ground floor; large open plan living / dining / kitchen, utility and downstairs WC on the lower floor; upstairs there is a landing, three further bedrooms, bathroom and en-suite. The property offers flexible family accommodation with three double bedrooms, and the living dining kitchen space is a real family hub. Externally, there are gardens to the front and rear, and allocated parking for two cars to the rear. The property benefits from gas fired central heating, security alarm and double glazing throughout.

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Accommodation

GROUND FLOOR



Entrance Hallway
Access is gained by a double-glazed external door into the entrance hallway where stairs rise to the first floor and also descend to the lower ground floor below. The entrance hallway has a double-glazed window to the side of the front door and a central heating radiator.





Lounge



Lounge **17' 9" x 16' 10" max**
This spacious and light room benefits from particularly impressive far reaching views courtesy of the twin double-glazed windows and additional light from the Velux windows above. There is a living flame gas fire set upon a raised hearth with a period style surround. The room has timber style effect flooring and a central heating radiator.





Bedroom 2 **11' 6" x 8' 8"**
Located on the ground floor, just off the entrance hallway, this double bedroom has double-glazed windows with a front aspect, central heating radiator and its own en-suite.



En-suite **8'8" x 4'9"**

The ensuite comprises a three-piece suite in white including a concealed flush WC, hand wash basin and glazed fronted shower cubicle. The room has the relevant tiled splashback, tiled floor, towel rail style central heating radiator, inset spotlights to the ceiling and an extractor fan.

LOWER GROUND FLOOR



Inner Lobby Hallway

With timber flooring which runs through the ground floor, including the living dining kitchen utility, hallway and utility. There is a central heating radiator and doors lead off.







Living Dining Kitchen







Living Dining Kitchen

28’ 4” x 16’ 10” overall max

This particularly impressive room has triple folding glazed doors which offer magnificent far reaching views across neighbouring farmland and Emley Moor beyond. There is a built-in store cupboard which houses the property’s gas fired central heating boiler, and an additional cupboard suitable for storing boots and coats. The kitchen area has units to the high and low level with a one and a half bowl stainless steel sink with mixer tap over, integrated electric ovens and separate grill, gas hob with extractor hood over, integrated fridge and freezer, dishwasher, inset spotlights to the ceiling, relevant tiles splashbacks and a breakfast bar area. The size of this room easily supports space for a dining table and living space as shown in the photographs.



Utility **8'7" x 5'8"**

With stainless steel sink, plumbing for a washing machine, units to the high and low level and central heating radiator.



WC **8'3" x 2'5"**

Comprising a low level flush WC, hand wash basin, spotlights to the ceiling and towel rail style central heating radiator.

FIRST FLOOR

Landing

The landing is home to the property's loft access point and doors lead off.







Bedroom 1 **13' x 11' max**

This double bedroom enjoys the beautiful countryside views courtesy of the double-glazed windows. There is a central heating radiator, and a door leads off to the en-suite.



En-suite **9'7" x 3'10"**

Comprising a three-piece suite in white including a concealed flush WC, hand wash basin and separate shower cubicle. There are inset spotlights to the ceiling, extractor fan, clear double-glazed window enjoying the views and a towel rail style central heating radiator.



Bedroom 3 **11' 6" x 8' 8"**

Located to the front to the property, this double bedroom has a double-glazed window and a central heating radiator.



Bedroom 4 **8' 4" x 8' 2" max**

Whilst the smallest of the bedrooms, the room is still of good proportions and has a double-glazed window, central heating radiator and a small storage bulkhead shelf.



House Bathroom **8' 8" x 5' 6"**

Comprising a three-piece suite in white including a concealed flush WC, hand wash basin and bath with glazed screen and shower over. The room has inset spotlights to the ceiling, extractor fan, is tiled to ceiling height in the main and has a tiled floor. There is a central heating towel rail style radiator.







OUTSIDE

To the front of the house, there is an enclosed walled garden path to the front door and lawned areas. The front gate leading directly onto St George's Road. To the rear, there is a further enclosed garden which features a paved patio and lawned areas with a stone wall surrounding. The rear of the property is accessed via a shared block paved driveway from St Georges Road which leads to a generous block paved parking area suitable for parking of two cars in a tandem style.

Additional Information

The property is Freehold; Energy rating 78 (Band C); Council tax band D.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

Viewing

By appointment with Wm. Sykes & Son.

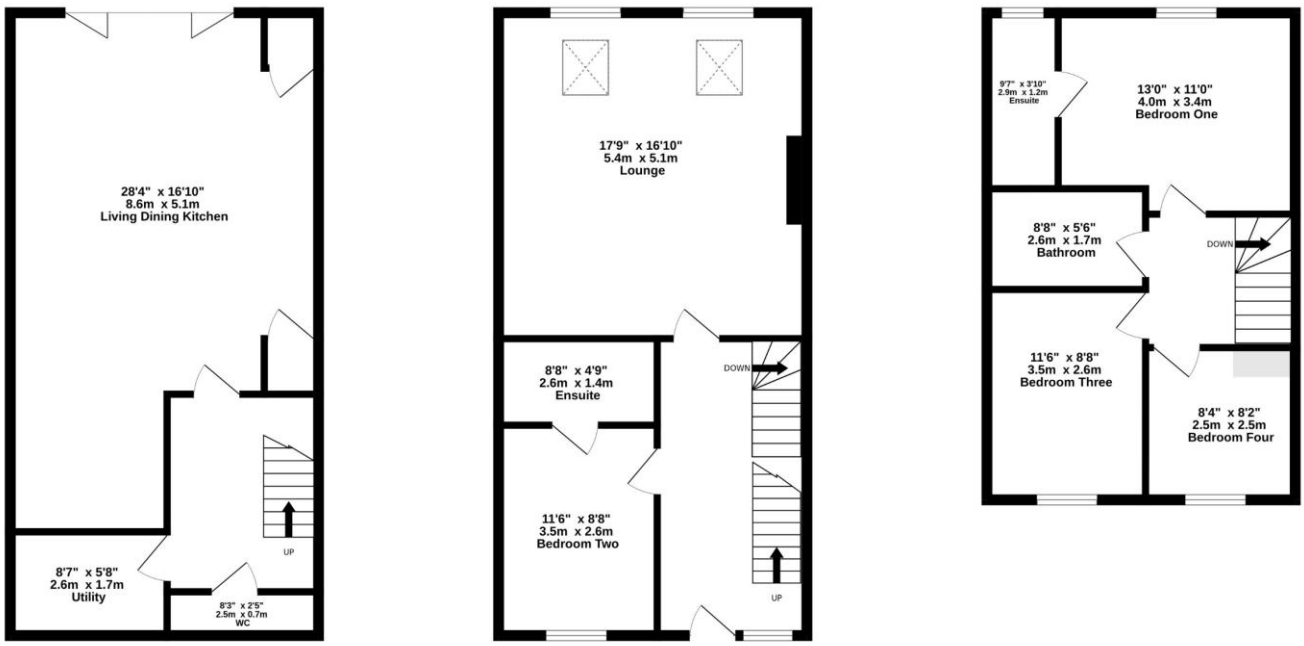
Directions

The development is located right in the centre of Scholes on St Georges Road next door to the village shop and post office.

LOWER GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.

GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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