



**Willow Gardens, Scissett Huddersfield HD8 9UY**

*welcome to*

**Willow Gardens, Scissett Huddersfield**

LUXURIOUSLY APPOINTED DETACHED RESIDENCE AFFORDING GENEROUS FOUR BEDROOM ACCOMMODATION WITH ATTRACTIVE GARDENS AND DOUBLE GARAGE LOCATED ON THIS POPULAR DEVELOPMENT IN THE VILLAGE OF SCISSETT WITH FAMILY AMENITIES AND SCHOOLING WELL CATERED FOR.



The property is located in Scissett, a village in West Yorkshire. It is 14 km south east of Huddersfield and 16 km north west of Barnsley. Scissett sits centrally between the villages of Clayton West, Skelmanthorpe and Denby Dale on the A636 road to Wakefield. A bus service is also operated locally.

## Summary

## Accommodation

### Entrance Hall

### Lounge

16' 9" x 11' 8" ( 5.11m x 3.56m )

### Study/ Home Office

9' 7" x 9' 5" ( 2.92m x 2.87m )

### Cloaks/W.C

### Dining Kitchen

21' 2" x 13' 10" ( 6.45m x 4.22m )

### Garden Room

11' 10" x 11' 5" ( 3.61m x 3.48m )

### Utility Room

9' 5" x 5' 5" ( 2.87m x 1.65m )

### First Floor

### Master Bedroom

13' 6" to robe x 11' 9" ( 4.11m to robe x 3.58m )

### En Suite

### Bedroom Two

15' 4" x 9' 2" ( 4.67m x 2.79m )

### En Suite

### Bedroom Three

11' 9" x 9' ( 3.58m x 2.74m )

### Bedroom Four

9' 8" x 9' 5" to robe ( 2.95m x 2.87m to robe )



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## Willow Gardens, Scissett Huddersfield

- Modern Four Bedroom Detached House
- Four Double Bedrooms- Master En Suite- All With Fitted Wardrobes
- Approx 2000 sq feet inc Garage
- Attractive Gardens/Double Garage
- Village location

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

**£500,000**



### directions to this property:

Leave Holmfirth via Station Road and proceed up the hill and down into the village of New Mill. At the crossroads bear second left on to Penistone Road signposted Barnsley. At the staggered junction continue forward on to Barnsley Road the A635 again signposted Barnsley. Continue forward onto the A636 signposted Wakefield, Denby Dale, M1. Upon entering Scissett turn left just before Scissett baths on to the Oxley Park development and right on to Holly Road then left onto Willow Gardens. Follow the road around to the right where the property can be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HMF108768 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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