



## 4 Greenside Crescent

Waterloo, Huddersfield, HD5 8QJ

Offers Around £185,000 Leasehold





Situated on the ever-popular Greenside Crescent in Waterloo, just a short distance from Huddersfield town centre, this attractive semi-detached home offers spacious and versatile accommodation ideal for couples, first-time buyers and young families alike. Boasting three well-proportioned bedrooms and two reception rooms, the property also benefits from a useful cellar providing additional storage or potential for further use. Externally, there is ample off-road parking via a private driveway and a split-level, low maintenance rear garden offering an excellent outdoor space to relax and entertain. Offered to the market with no upper chain, this is a fantastic opportunity to acquire a well-presented home in a sought-after residential location.

### Location

Greenside Crescent is set back from the main A629 / Wakefield Road, and accessed via Fleminghouse Lane. The property can be found on the right hand side as you come up the hill, just before the left turning to Greenside Drive. With highly regarded schools and amenities nearby, the property is just a short distance from Huddersfield town centre which benefits from a Railway station and a wide varieties of shops, leisure facilities, restaurants and bars.

### Accommodation

A uPVC glazed door opens into a spacious entrance hallway with radiator cover and staircase rising to the first floor. The good-sized lounge features a large front-facing window, rose gold wall lights, central ceiling light and an electric wall-mounted log-effect fire. Open to the rear dining room, this space enjoys views over the rear garden through the window. A door leads into the kitchen, fitted with a range of base, wall and drawer units with complementary work surfaces and tiled splashbacks. There is a 1 and ½ bowl matt black sink with mixer tap, plumbing for a washing machine, space for a fridge freezer and a freestanding electric oven. A composite door provides access to the side driveway. The kitchen also benefits from useful understairs storage and an additional storage cupboard, with a further door leading back into the hallway.

To the first floor are three bedrooms and the house bathroom. The landing enjoys natural light from a side-facing window and includes a loft access hatch. The principal bedroom is positioned to the front of the property and benefits from fitted wardrobes, overhead cupboards and a dressing table with drawers. The adjacent single bedroom features a fitted single bed frame over the stair bulkhead and offers a good-sized room. A second double bedroom overlooks the rear garden and enjoys views towards the tree line. Completing the accommodation, the bathroom is fitted with a white three-piece suite comprising a low flush WC, wash hand basin and bath with shower over and glass shower screen. Additional features include tiled walls, rear-facing window, towel rail, shaver socket, extractor fan and radiator.

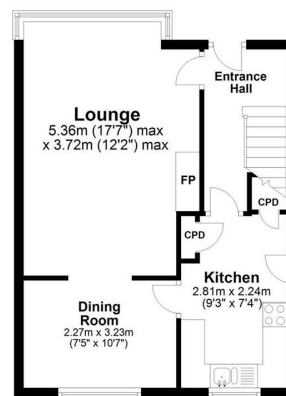
Externally, the property benefits from an open front driveway providing off-road parking for three vehicles, finished in Tarmac with slate chippings, and extends down the side of the house to an area for hanging out washing. A uPVC door to the side accesses a small storage cupboard housing the gas meter. Steps lead down from the driveway to a concrete patio with low wall border and onto an area of slate chippings with fenced boundaries and trees beyond. A further uPVC door to the rear opens into a spacious cellar with power and lighting, providing excellent storage or potential for further development.

### Lease Information

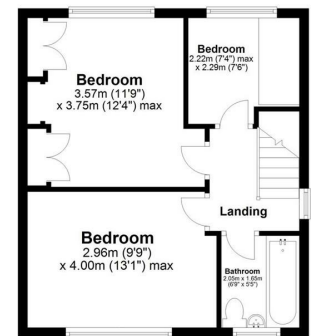
The property is held on a 999 year lease with approximately 937 years remaining. Ground Rent: £10.00 per annum. Service Charge: £0 / Nil



Ground Floor



First Floor



Total area: approx. 77.4 sq. metres (833.0 sq. feet)

Council tax band: B

EPC rating: D

Ground rent: £10.00 per annum.

Service charge: £0.00 / Nil

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