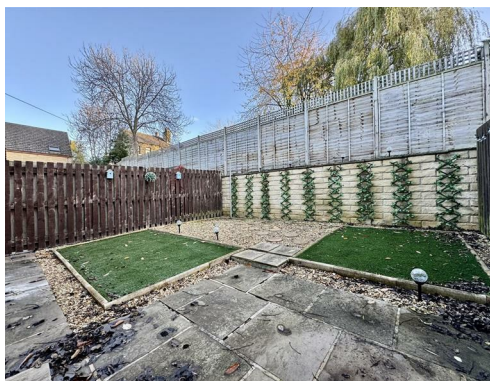


2 Fleminghouse Lane,  
Waterloo HD5 8QN

OFFERS AROUND  
£175,000



**\*\*NO CHAIN\*\*** HAVING BEEN LOVINGLY LOOKED AFTER AND WELL PRESENTED THROUGHOUT, THIS SUPERB TWO BEDROOM SEMI DETACHED PROPERTY BOASTS MODERN KITCHEN AND BATHROOM FIXTURES, OFF ROAD PARKING FOR TWO VEHICLES AND A LOW MAINTENANCE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## **ENTRANCE HALLWAY**

You enter the property through a part glazed composite door into this welcoming entrance hall which is ideal for removing coats and shoes. A staircase with skirting lighting ascends to the first floor landing and a door opens to the lounge.

## **LOUNGE 13'1" max x 11'4" max**



Flooded with natural light, this wonderful living room is tastefully decorated and has lots of space for freestanding furniture. A front facing window overlooks the street and doors lead to the dining kitchen and entrance hallway.

## **DINING KITCHEN 8'0" max x 16'7" max**



Spanning the rear of the property, this fantastic kitchen is fitted with a range of modern cream gloss wall and base units, contrasting roll top work surfaces, glass up-stands and a sink and drainer with mixer tap over. Integrated appliances include a fridge freezer, dishwasher, electric oven and four ring gas hob with extractor fan over, and to one side there is plumbing for a washing machine. A rear facing window overlooks the peaceful garden, there are spot lights to the ceiling and dark vinyl flooring. Doors lead to the lounge and W.C and patio doors open onto the garden.



### **DOWNSTAIRS WC 5'10" max x 3'2" max**



This handy downstairs cloakroom is fitted with a low level W.C and vanity hand wash basin. Black tiled flooring and spot lighting finishes the room nicely and a door leads back to the kitchen.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing which has space for drawers / freestanding items if desired. A large Velux window floods the landing with light and doors lead to the two bedrooms and bathroom.

## BEDROOM ONE 9'8" max x 9'11" max



Situated to the front of the property, this good sized double bedroom has lots of space for furniture and has a front facing window. The room is neutrally decorated and a door leads to the landing.

## **BEDROOM TWO 9'11" max x 9'8" max**



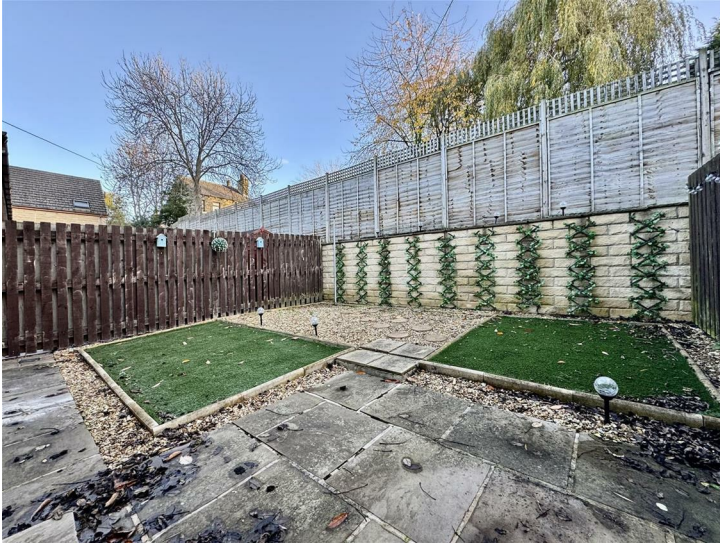
Another excellent double bedroom also decorated in neutral tones and having plenty of space for furniture. This room could alternatively make a great dressing room, hobby room or study and has two Velux windows which allow natural light into the space. A door leads to the landing.

## **HOUSE BATHROOM 6'3" max x 5'5" max**



This contemporary house bathroom is fitted with a three piece white suite including a bath with shower over, vanity hand wash basin and concealed unit W.C. The room is fully tiled with attractive white wall tiles with a black border, there is complimentary black tiled flooring and spot lights to the ceiling. A door leads to the landing.

## REAR GARDEN



To the rear of the property there is a beautiful enclosed garden which has been landscaped to create a wonderfully low maintenance garden. The garden is made up of artificial lawn, pebbled areas, patio and a raised flowerbed which adds a dash of colour. A gate provides access to the front.



## EXTERNAL FRONT AND OFF ROAD PARKING



To the front of the property there are two allocated parking spaces along with a third space which is shared with a neighbour.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

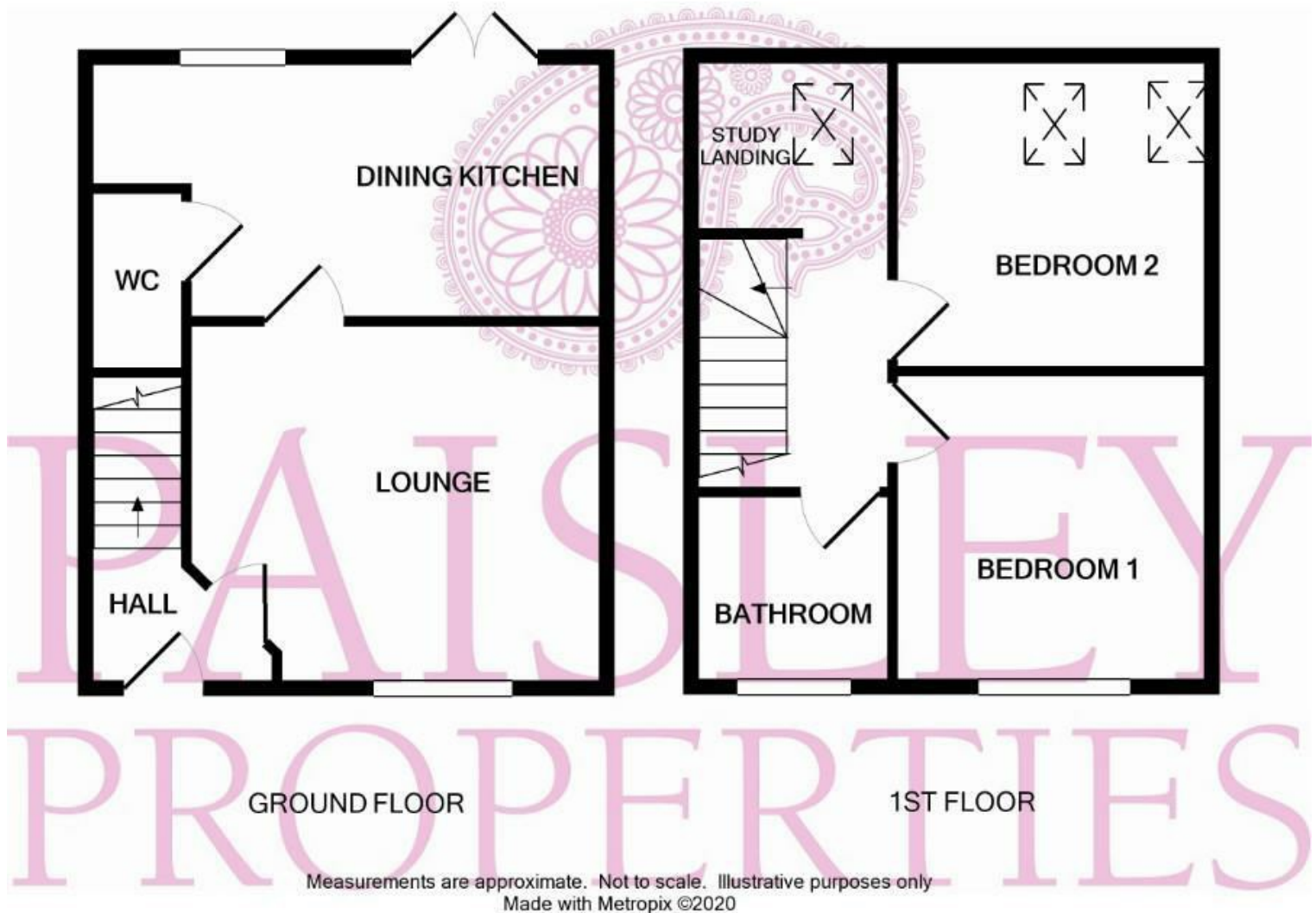
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>90</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>75</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales EU Directive 2002/91/EC     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |           |
| (92 plus) <b>A</b>  |           | <b>90</b> |
| (81-91) <b>B</b>  |           |           |
| (69-80) <b>C</b>  | <b>75</b> |           |
| (55-68) <b>D</b>  |           |           |
| (39-54) <b>E</b>  |           |           |
| (21-38) <b>F</b>  |           |           |
| (1-20) <b>G</b>   |           |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |           |
| England & Wales EU Directive 2002/91/EC                         |           |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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