

5 Sunnymead,
Waterloo HD5 9XR

£180,000



BEAUTIFULLY PRESENTED THROUGHOUT AND SAT ON A GENEROUS PLOT IS THIS TWO BEDROOM END OF TERRACE PROPERTY BOASTING A DETACHED GARAGE, DRIVEWAY FOR MULTIPLE VEHICLES AND A LOW MAINTENANCE REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a newly fitted composite door into this welcoming entrance hallway with spotlights to the ceiling. There is space to remove outdoor coats and shoes, a staircase ascends to the first floor landing and a door leads through to the lounge.

LOUNGE 11'3" x 12'10" max

Positioned to the front of the property is this well proportioned lounge boasting a lovely bay window that allows natural light to flood the room. Decorated tastefully this room has space for living room furniture, two alcoves and the focal point being an inset decorative fireplace with stone slab hearth and timber mantle. A door leads back through to the entrance hall and a door leads to the dining kitchen.



DINING KITCHEN 14'5" x 9'8"

Spanning the rear of the property is this wonderful, newly refurbished open plan dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of dark blue timber wall and base units, metro tile splashbacks, contrasting timber work surfaces and porcelain sink with mixer tap over. There is space for a double gas oven with extractor fan over, fridge freezer, plumbing for a washing machine and a fitted dishwasher. The kitchen has been cleverly designed to include a large breakfast bar which provides space for informal dining with extra storage underneath. Spotlights to the ceiling and attractive laminate flooring underfoot completes the look. A rear facing and side window gives views over the rear garden and doors lead through to the lounge, understairs storage cupboard housing the boiler, ideal for storing household items and an external door which leads out to the rear of the property.





FIRST FLOOR LANDING

A staircase with timber balustrade ascends to the first floor landing with a side facing window, loft hatch, spotlights to the ceiling and doors lead through to the two bedrooms and bathroom.

BEDROOM ONE 14'6" x 11'0" max

Spanning the front of the property this generous double bedroom with ample space for freestanding bedroom furniture, light and airy courtesy of the two front facing windows giving views of the drive, street scene beyond and a door leads through to the landing.



BEDROOM TWO 9'7" x 7'11"

Positioned at the rear of the property is this good sized neutrally decorated double bedroom with room for freestanding furniture. A window gives views of the rear garden and a door leads through to the landing.



BATHROOM 5'8" x 5'6"

This stylish bathroom is fully tiled, comprising of a three piece white suite, bath with waterfall shower above and glass screen, low flush W.C, vanity hand wash basin with mixer tap, rear obscure window, contrasting tile flooring underfoot, spotlights to the ceiling completes the room and a door leads through to the landing.



REAR GARDEN

Accessed from the driveway through a wrought iron gate and from the dining kitchen is this great size, low maintenance, fence enclosed, tiered patio garden with ample space for outdoor furniture ideal for family barbeques, entertaining and room for a timber outbuilding if desired.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

You enter the large sweeping block paved driveway through double wrought iron gates which has space for multiple vehicles and leads to a detached garage with up and over door, power and light, front door and side access to the rear garden.



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.

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.

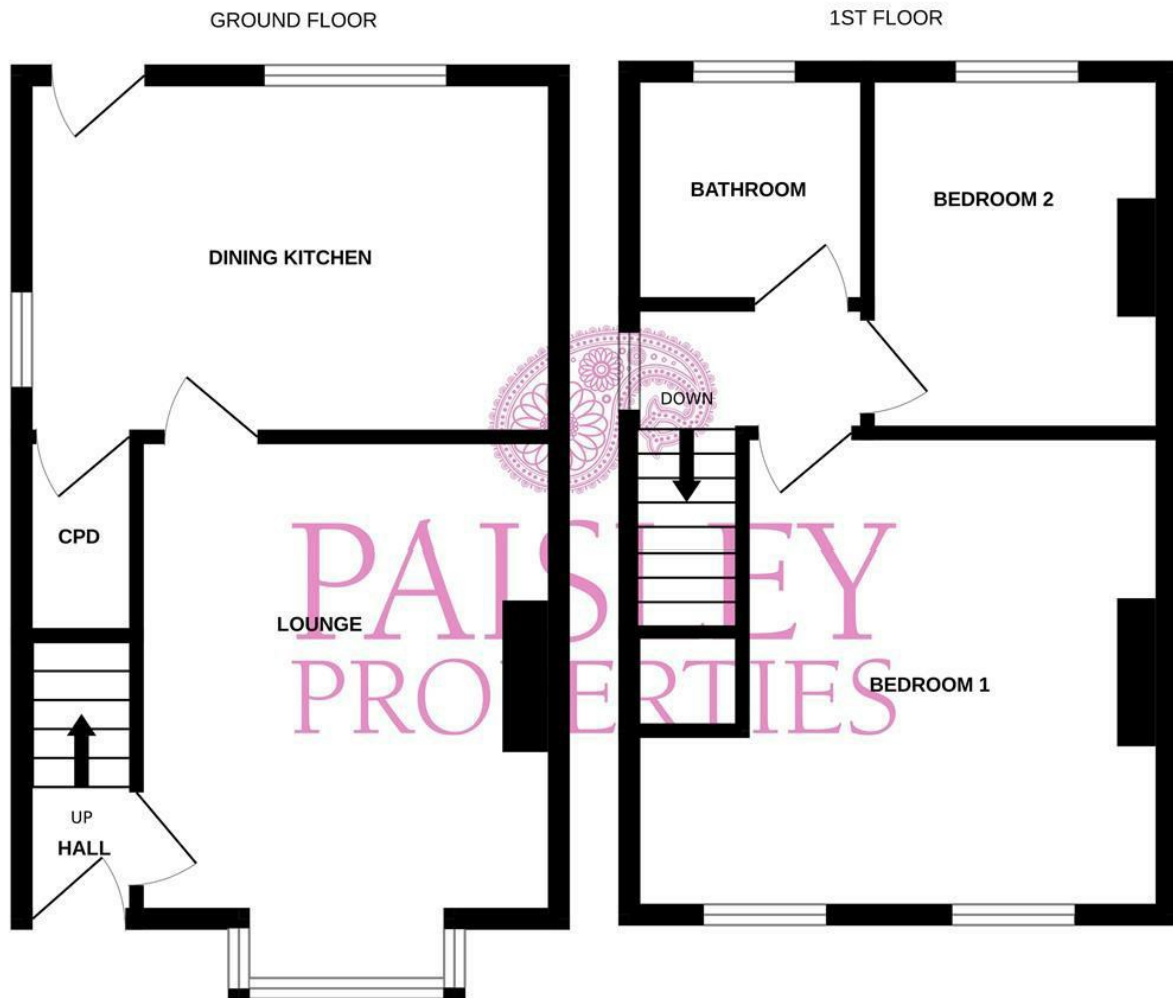
SURVEY TEXT

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 for a free, no obligation quote or for more information.

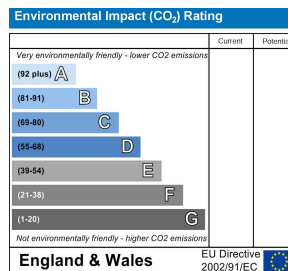
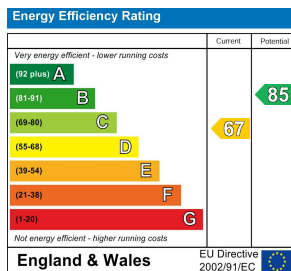
MORTGAGES

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. *



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.
Made with Metropix ©2023



www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

