

20 Quarry Hill,  
Waterloo HD5 8RQ

OFFERS AROUND  
£345,000



**\*\*NO CHAIN\*\*** TUCKED AWAY ON A PEACEFUL CUL DE SAC AND SAT ON AN IMPRESSIVE PLOT, THIS DETACHED TWO BEDROOM TRUE BUNGALOW BOASTS LOVINGLY LANDSCAPED GARDENS WITH OUTBUILDINGS, DECEPTIVELY SPACIOUS AND VERSATILE LIVING ACCOMMODATION, INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 4'10" max x 4'6" max**

You enter the property through a upvc door with side glazing into a welcoming entrance porch which provides space to remove outdoor clothing. A door opens to the inner hall.

### **INNER HALL 11'9" max x 8'8" max**



A good size, light and airy inner hall which has a double storage cupboard with a hanging rail and doors open to the living room, dining kitchen, two double bedrooms and the main shower room.

### **LIVING ROOM 14'7" max x 12'5" max**



This well presented living room has a marble fire place and hearth housing a coal effect gas fire. The room is flooded with natural light courtesy of the large front window and has ample room for a selection of freestanding furniture. A door leads through to the inner hall.

## DINING KITCHEN 19'1" max x 10'3" max



Positioned to the rear of the property with garden views, the dining kitchen really is the heart of the home. Having not only a nicely appointed kitchen but space for formal dining also. The kitchen area is fitted with a range of cream base and wall units with contrasting worktops, splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with a concealed extractor over, fridge freezer, newly fitted dishwasher and a microwave. Vinyl flooring runs underfoot. The dining area has space for a dining table, chairs and further furniture if required. A breakfast bar with storage divides the space and provides room for informal dining. Double doors open to the conservatory, a door opens to the utility room and a door leads back to the inner hall..



### **CONSERVATORY 12'10" max x 9'2" max**



Flooded with natural light and with fantastic views over the garden, this great addition to the property allows plenty of room for freestanding furniture and a patio door opens to the garden.

### **UTILITY ROOM 10'7" max x 8'0" max**



Handily accessed from the kitchen and the rear garden, the utility room offers storage, plumbing for a washing machine, space for a tumble dryer and extra freezer space if required. Practical tile flooring flows underfoot and a door opens to a shower room.

### **SHOWER ROOM 7'6" max x 2'8" max**

Fully tiled and comprising of a shower cubicle, wall hung hand wash basin and a low level W.C.

**BEDROOM ONE 13'1" max x 11'10" max**



This superb double bedroom is positioned at the front of the property with pleasant far reaching views over the front of the property and over to Emley Moor Mast. The room benefits from a bank of fitted wardrobes, drawers and a dressing table. A door leads to the inner hall.

**BEDROOM TWO 11'5" max x 10'2" max**



Another well presented double bedroom with wonderful views over the rear garden. The room benefits from a bank of fitted wardrobes, space for further freestanding furniture, an opening leads to the current home office and a door leads back to the inner hall.

## HOME OFFICE / DRESSING ROOM 8'6" max x 8'1" max



Leading off bedroom two is a versatile additional room which is currently used as a home office and houses the property's boiler. This space could also lend itself to a nursery, dressing room, walk in wardrobe or hobby room. With its convenient positioning the room also allows potential to be converted into an ensuite bathroom.

## MAIN SHOWER ROOM 8'2" max x 5'11" max



The shower room is partially tiled and benefits from a double walk in shower with a sliding glass screen, a hand wash basin sat upon cabinetry, a low level W.C, a side obscure window allowing light to flow through the space and complementary vinyl flooring underfoot. A door leads to the inner hall.

## GARDENS



Set within an impressive plot, the property enjoys a substantial garden which wraps around the rear and side of the property offering both space and versatility in abundance. Thoughtfully designed and lovingly landscaped, the garden features a large patio adjoining the property ideal for family gatherings, alfresco dining and with ample space for garden furniture. To the side of the patio is a large pergola offering a peaceful space to sit and enjoy the view over the garden. Two separate sets of stone steps ascend to the beautifully maintained lawn, a trellis fence hides an enclosed garden area with raised strawberry beds, Apple trees, Plum trees and a potting shed which has power and light. To the top of the garden is a timber built work shop and a private lawn garden sat behind sculpted hedging with superb views back to the property and over to Emley Moor mast.







**WORK SHOP 15'3" max x 7'4" max**



Set within the beautifully landscaped gardens and currently used as a work shop, double doors open to this spacious timber built outbuilding which benefits from upvc double glazing, an EPDM long life rubber roof, is insulated, has its own alarm, electric and lighting. If desired this could be used as a home office or for a business opportunity. Windows overlook the private garden and a paved area to the front offers a space to sit out.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY



The property is approached via a generous driveway, providing ample off road parking for multiple vehicles and a motorhome if desired. To the side, a beautifully maintained lawn with flower bed borders creates an attractive outlook as you arrive.

An integral garage with an electric door has power, light and offers secure parking with potential for a variety of uses subject to requirements.

Timber gates to either side of the frontage give access to the rear garden.



### **\*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 D

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / 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.

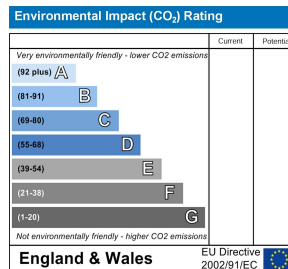
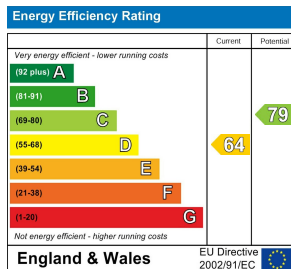
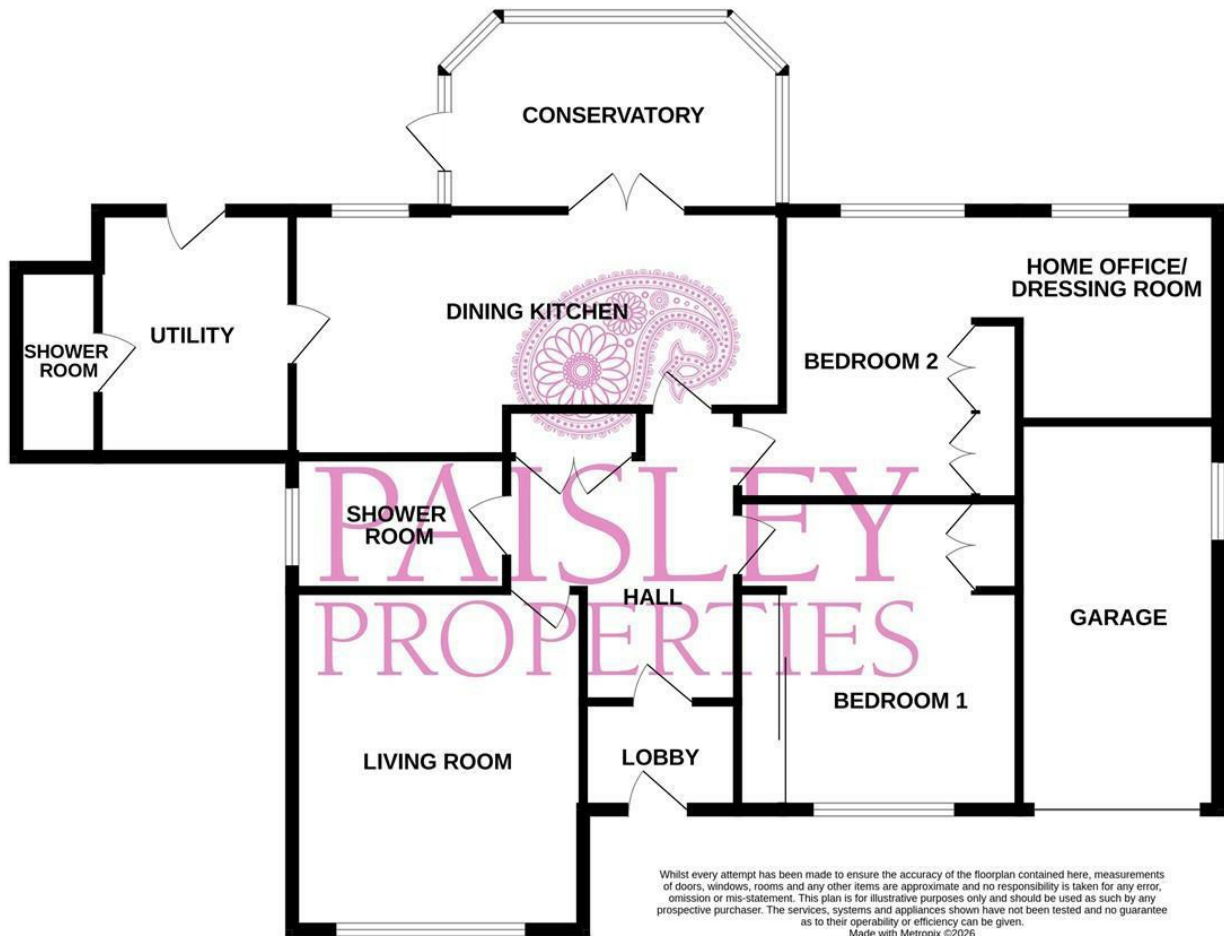
## **MORTGAGES**

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 PROPERTIES**

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.



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

