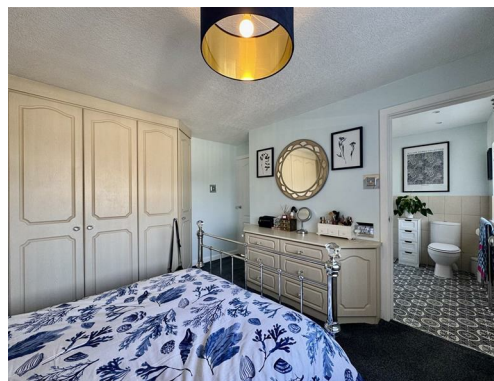


47 Greenside Avenue,  
Waterloo HD5 8QQ

OFFERS AROUND  
£299,950



**\*\* NO CHAIN\*\* EXTENDED TO THE SIDE AND REAR, THIS BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME BOASTS EXTREMELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDEN WITH RAISED DECKING, INTEGRAL GARAGE AND DRIVEWAY.**

LEASEHOLD - 999 YEARS - EXPIRES 2959 - CHARGES £8 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING D

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY



You enter through a composite door with opaque side windows into the welcoming entrance hallway which has room for freestanding furniture, an understairs storage cupboard providing space for household items and sliding doors open to a cupboard providing room to store outdoor clothing and footwear. Doors lead through to the living room, ground floor W.C and an archway leads to the kitchen. A staircase with a timber balustrade ascends to the first floor landing.

## LIVING ROOM 23'5" apx x 12'2" max



Flooded with natural light through its dual aspect windows, this extremely spacious living room has room for a selection of freestanding furniture and ample space for entertaining family and friends. A timber fireplace with a tiled hearth offers space for a gas fire and gives a lovely focal point to the room. A door leads through to the hallway.





**KITCHEN 14'5" max x 7'4" max**



Located to the rear of the property, this modern kitchen has a window with a view over the rear garden, timber wall and base units, granite work surfaces with matching upstands and a large composite sink and drainer with mixer tap over. There is an integrated electric oven with grill, four ring gas hob with concealed extractor fan over, a fitted dishwasher and space for an undercounter fridge. An archway leads to the dining room and a door opens to the utility room.





### **DINING ROOM 11'1" apx x 8'5" apx**



A great space for entertaining, with space for a dining table, chairs and freestanding furniture. Laminate flooring flows underfoot and sliding patio doors open to the rear garden. An archway leads through to the kitchen.

### **UTILITY ROOM 8'4" apx x 5'8" apx**



Accessed from the kitchen, this handy space has timber wall and base units, roll top work surfaces with tile upstands, ideal for storing additional household items and a chest freezer if required. There is space and plumbing for a washing machine and tumble drier, tile flooring underfoot and a door opens to the garage. There is an obscure window and an external door leads to the side of the property.

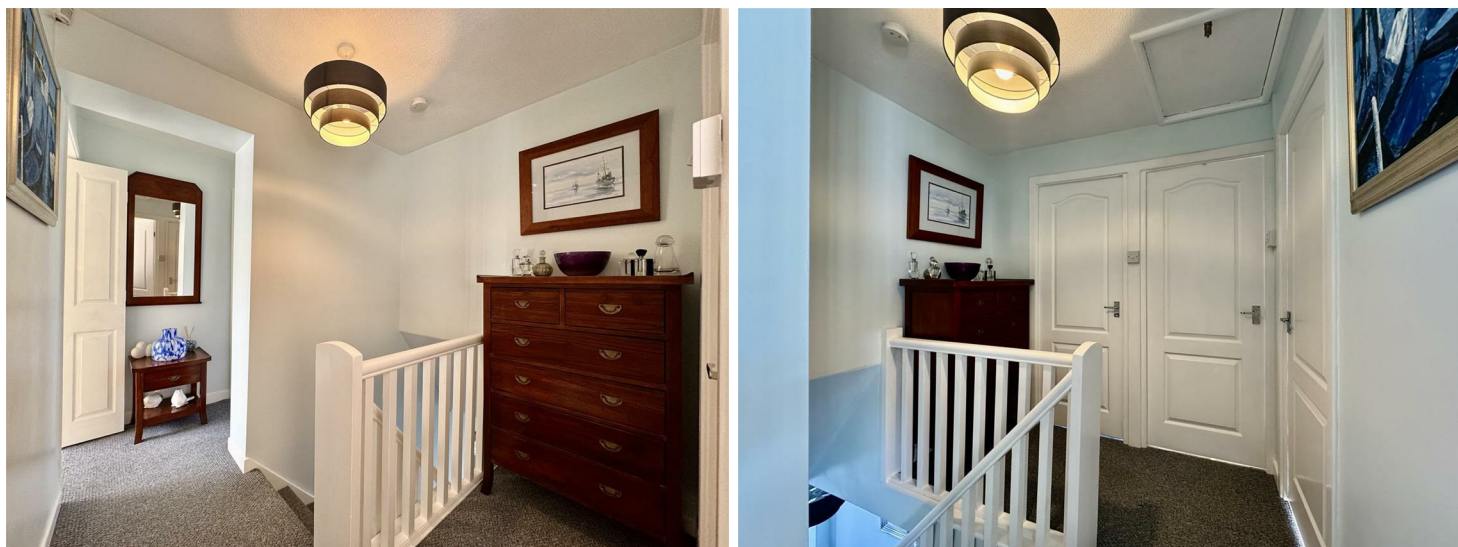


## GROUND FLOOR W.C 4'11" apx x 2'4" apx



Positioned off the hallway, the ground floor W.C is fitted with a vanity hand wash basin with mixer tap and a low level W.C. There is tiling to the walls and complimentary tile to the floor.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the split first floor landing with space for freestanding furniture, doors lead through to the four bedrooms (one with an ensuite shower room) and the house bathroom. A ceiling hatch gives access to the loft.



### **BEDROOM ONE 12'7" max x 12'1" max**



This generous size double bedroom is positioned at the front of the property, has fitted wardrobes, drawers and overhead storage. A glazed door leads through to the ensuite shower room and a door leads back through to the landing.

### **EN SUITE SHOWER ROOM 7'5" apx x 7'4" apx**



This stylish shower room is partially tiled and comprises of a white three piece suite with a vanity hand wash basin with mixer tap, low level W.C, double walk in shower with glass screen, chrome heated towel rail, attractive vinyl flooring underfoot and a front obscure window. A door leads through to bedroom one.



## **BEDROOM TWO 12'9" max x 9'8" max**



This neutrally decorated bedroom situated at the rear of the property has a large window which allows the room to feel light and airy alongside enjoying a lovely outlook over the rear garden. The room has fitted wardrobes, a dressing table and drawers. A door leads through to the landing.

## **BEDROOM THREE 10'10" apx x 8'4" apx**



Another double bedroom which is currently used as a home office with space for bedroom furniture and fitted wardrobes with over head storage. A window offers a view of the street scene below and pleasant far reaching views beyond. A door leads through to the landing.



#### **BEDROOM FOUR 8'10" max x 8'4" apx**



A bright small double bedroom with views over the rear garden having fitted wardrobes and space for bedroom furniture. A door leads through to the landing.

#### **BATHROOM 6'7" apx x 5'3" apx**



This stylish bathroom comprises of a white three piece suite including a bath with shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is splash boarded, has vinyl flooring underfoot, a chrome towel radiator, obscure glazed rear window and a door which leads to the landing.



## REAR GARDEN



Accessed from a wrought iron gate from the driveway, the utility room or through the sliding patio doors from the dining room is a lovely enclosed patio ideal for outdoor dining and entertaining, stone steps ascend to a large decked area offering ample space for garden furniture and a timber outbuilding if desired.





## EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is a stamped concrete driveway which has parking for one vehicle and to the side is a well maintained lawn area with colourful flowerbed, a low stone wall and wrought iron fencing.

The integral garage provides extra parking and has light, power and an up and over door.



## **\*MATERIAL INFORMATION**

### TENURE:

Leasehold

### LEASEHOLD:

Length of lease - 999 Years

Start date - 01/05/1965

Years remaining - 934

### ADDITIONAL COSTS:

Ground rent - £8 per annum

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Garage / Driveway

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

### 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. \*

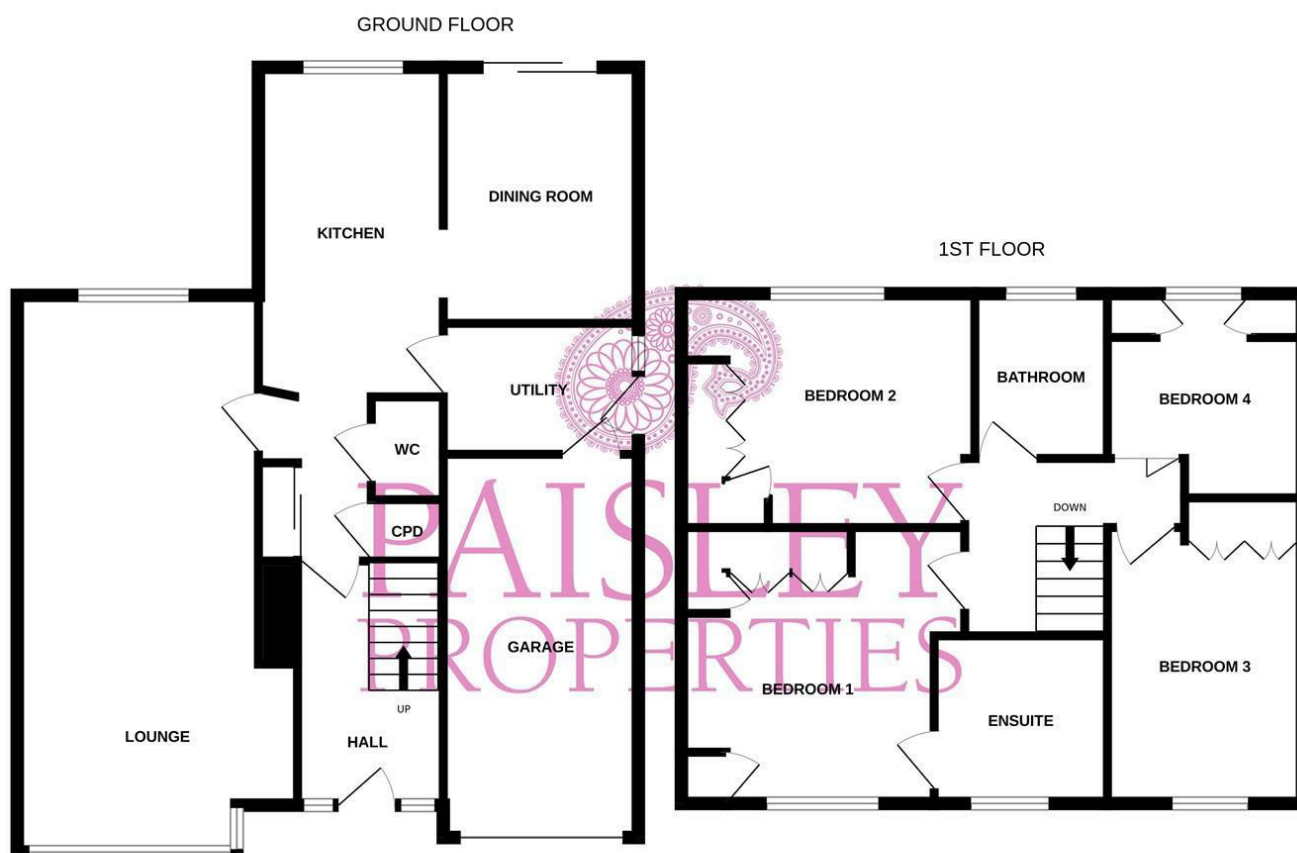
## **PAISLEY**

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.

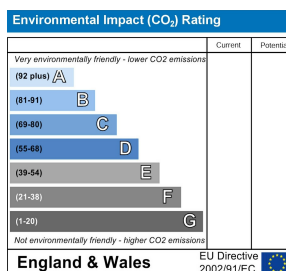
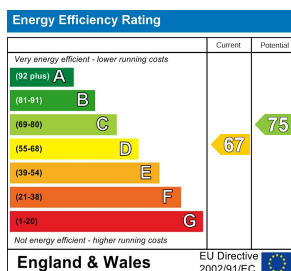
## **SURVEY TEXT**

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.





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.  
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