

17 Beadon Avenue,
Waterloo HD5 8QZ

OFFERS AROUND
£195,000



BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERING FAR REACHING VIEWS FROM THE REAR IS THIS LOVELY TWO BEDROOM SEMI DETACHED PROPERTY BOASTING SPACIOUS LIVING ACCOMMODATION, A WELL MAINTAINED GARDEN WITH A TIMBER BUILT BAR AND A DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a composite door into a light and airy, welcoming entrance hallway with laminate flooring underfoot. There is space to remove and store outdoor clothing and doors lead through to the lounge diner and kitchen. A staircase with a timber balustrade ascends to the first floor landing.

LOUNGE DINER 19'5" max x 11'3" max



This beautifully presented and generous size reception room has dual aspect windows flooding the room with natural light and offering pleasant views. The room is neutrally decorated and has ample space for freestanding living room and dining furniture. Doors open to the kitchen and back through to the hallway.



KITCHEN 10'9" max x 7'4" max



This attractive kitchen is fitted with a range of pale grey wall and base units with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with extractor fan over, a fridge freezer and a washer dryer. An understairs cupboard offers space for household items. Spotlights adorn the ceiling, laminate tile flooring flows underfoot and doors open to the lounge diner and back through to the hallway. A composite stable door opens to the side of the property.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, doors lead to two double bedrooms, the house bathroom and a hatch gives ladder access to the loft.

BEDROOM ONE 14'2" max x 9'6" max



This spacious double bedroom is currently used as a home office and has ample space for freestanding furniture. Double doors open to a walk in wardrobe/storage space. A window gives a view of the street scene below and a door leads to the landing.

BEDROOM TWO 11'7" x 9'8" max



This tastefully decorated double bedroom overlooks the garden below and has lovely far reaching views. There is space for freestanding furniture and a door leads to the landing.

BATHROOM 6'2" max x 5'3" max



This stylish bathroom is fitted with a white three-piece suite, including a bath with waterfall shower over and a bi fold glass screen, vanity hand wash basin with mixer tap, a low level W.C and a chrome towel radiator. The room is fully tiled with complimentary tiled flooring underfoot. A rear obscure window allows light to flow through and a door leads through to the landing.

REAR GARDEN



Great for family gatherings, this good size enclosed garden can be accessed through from the side of the property through a wrought iron gate and out through the kitchen. The garden offers an excellent range of spaces to enjoy which includes a raised patio area, well maintained lawn and ample room for garden furniture. To the bottom of the garden is a decked area with space to dine out and for timber outbuildings. Housed in one of the timber outbuildings is a bar ideal for entertaining friends.

A door gives access to underneath the property which houses the boiler and offers an extremely spacious area for storage.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a pebbled driveway with parking for two vehicles. A wrought iron gate leads through 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 B

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

GROUND FLOOR

1ST FLOOR



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

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

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