

604 / 604a Wakefield Road,
Waterloo HD5 8PZ

OFFERS AROUND
£125,000



IDEAL FOR AN INVESTOR IS THIS LARGE 4 BEDROOM MID TERRACE PROPERTY WITH SELF CONTAINED BEDSIT UNDERNEATH. THE PROPERTY REQUIRES A PROGRAM OF UPGRADING AND MODERNISATION, FRONT AND REAR GARDENS AND IS IDEALLY LOCATED FOR TRAVEL INTO THE TOWN CENTRE. EPC E.

PAISLEY
PROPERTIES

604 WAKEFIELD ROAD

ENTRANCE

You enter the property through a timber and glazed door into the lounge.

LOUNGE 13'0" x 15'3" max

This is a spacious room located at the front of the property. A fireplace houses the Cannon Misermatic gas fire and also provides a useful tv stand into one of the alcoves. It has a large front facing window overlooking the front garden, together with high ceilings, picture rail and a cupboard that houses the properties fuse board. A doorway leads through to the dining kitchen.



DINING KITCHEN 13'0" x 12'5" max

The dining kitchen comprises of wall and base units, roll top work surfaces, tiled splash backs and a stainless steel sink unit with drainer. Located at the rear of the property this again is a spacious room with ample space for a dining table and there is also a sizable storage area under the staircase. Wall mounted Chaffoteaux & Maury boiler, space for freestanding white goods, picture rail and a rear window faces over the rear patio garden. A timber door leads to the rear garden and a doorway leads to the lounge.



FIRST FLOOR LANDING

In between the lounge and dining kitchen a staircase with handrail ascends to the first floor landing. Doorways lead into two bedrooms and the bathroom. A further staircase ascends to the second floor.

BEDROOM ONE 13'0" x 12'4" max

Located at the front of the property this is a spacious double bedroom with high ceiling and front facing window overlooking the garden and views beyond. There is a fitted wardrobe to one alcove with louvre style doors, ample room for further free standing furniture, original floor boards and a doorway leads to the landing.



BEDROOM TWO 9'11" x 12'5" max

Located at the rear of the property this is a good size double bedroom, fitted wardrobe with louvre style doors. Original floorboard, high skirting boards and a window over looks the rear garden. A doorway leads to the landing.



BATHROOM 6'6" x 4'7"

The bathroom comprises of a three piece Fordham suite with bath, pedestal wash hand basin and low flush w.c. Decorative tiling to the splash backs, obscure rear facing window and original floor boards. A doorway leads to the landing.

SECOND FLOOR

A staircase ascends from the first floor landing to the second floor. This gives access to bedrooms three & four.

BEDROOM THREE 13'0" x 15'2" max

Located at the front of the property this is a spacious double bedroom with ample space for freestanding furniture. Fitted wardrobe with louvre style doors. Beams to the ceiling and a Velux window. A doorway leads to the second floor.



BEDROOM FOUR 13'0" x 15'5" max

Located at the rear of the property this spacious single room has beams to the ceiling, loft access hatch and Velux window. Fitted wardrobe with louvre style doors and ample space for free standing furniture. A doorway leads to the second floor.



EXTERNAL

To the front of the property there are steps that lead up to the front door. A lawned garden area and stairs descend to the bedsit below with wrought iron railing.

To the rear of the property is a low maintenance patio garden ideal for sitting out.





604A WAKEFIELD ROAD

ENTRANCE

You enter the property through a timber and glazed door into the lounge/bedroom.

LOUNGE/BEDROOM 12'10" x 18'2" approx

Located at the front of the property this is a good sized room with living space at one end and space for a bed at the other. There is a chimney with gas fire inset (capped off), cupboard space and window next to the front door. Doorways lead to the kitchen and bathroom.



KITCHEN 7'1" x 12'4"

Positioned at the rear of the property the kitchen has wall and base units with rolltop worktops, tiled splash backs, stainless steel sink and drainer, tiled floor, small obscure window with extractor fan inset, plumbing for a washing machine, space for a cooker and fridge freezer. A doorway leads to the lounge/bedroom.



BATHROOM 5'7" x 9'5"

Located at the rear of the property and fitted with a white, three piece suite. Bath and pedestal sink with tiled splash backs, low flush wc, tiled flooring and small obscure window with extractor fan inset. A doorway leads to the lounge/bedroom.



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.

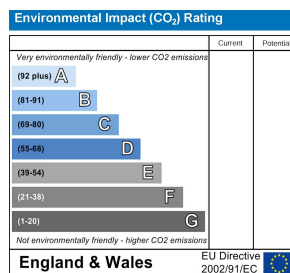
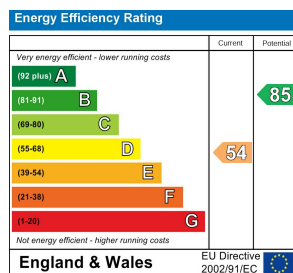
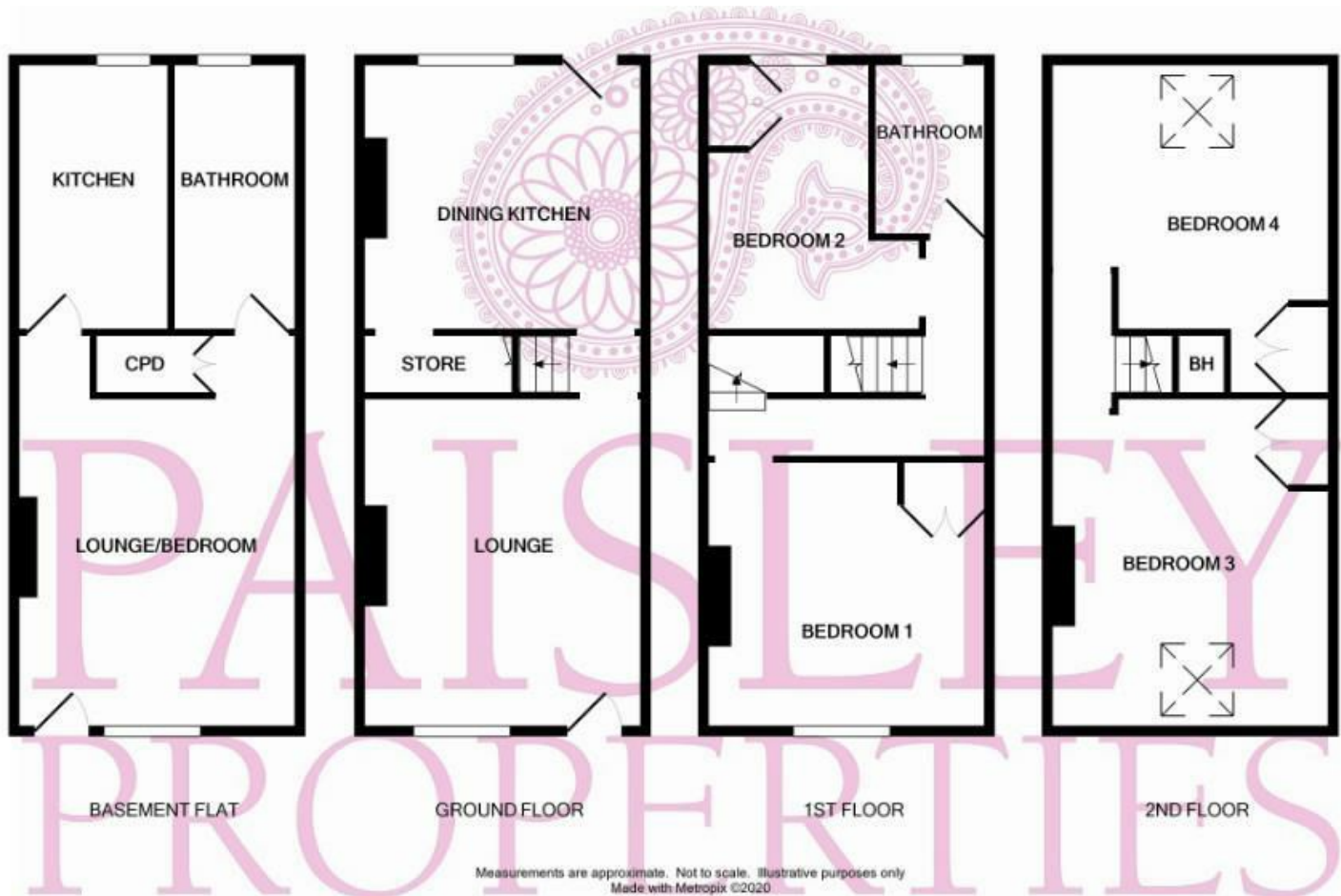
MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 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.



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