# 21 Quarry Hill,
# Waterloo HD5 8RQ

## OFFERS AROUND
## £290,000















POSITIONED AT THE HEAD OF A CUL DE SAC, THIS TWO BEDROOM DETACHED TRUE BUNGALOW BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD 999 YEARS - CHARGES £12 PER ANNUM - EXPIRES 2962 / COUNCIL TAX BAND D / ENERGY RATING D

PAISLEY
PROPERTIES

Occupying a lovely position at the head of a quiet cul-de-sac, this well-proportioned two bedroom detached true bungalow has been a much-loved home for many years and offers spacious, versatile accommodation with excellent potential for modernisation. The property briefly comprises of a welcoming entrance vestibule, spacious hallway with integrated storage, dual aspect living room, kitchen, dining room/garden room, two generous size double bedrooms, bathroom, beautifully landscaped gardens to three sides, detached garage and a driveway for multiple vehicles. Waterloo and Almondbury village are a short distance away and benefit from local amenities including shops, restaurants, cafes, boutiques, pharmacy, doctor's surgery and well regarded schools.

**ENTRANCE VESTIBULE**

You enter the property through a upvc door with an obscure side window into a welcoming entrance vestibule which offers space to remove outdoor clothing. A door opens to the hallway.

**HALLWAY**




The hallway provides space for freestanding furniture, has a double storage cupboard which houses the boiler and has a hanging rail. Doors open to the living room, dining room, two double bedrooms and the bathroom. A hatch with a pull down ladder gives access to a good size boarded loft space.

**LIVING ROOM 15'0" max x 11'10" max**




A beautifully light and airy living room, enhanced by dual aspect windows. Having a decorative fire with a tiled hearth set in a timber fireplace offering a lovely focal point to the room and ample space for living room furniture. A door leads through to the hallway.

**KITCHEN 10′8″ max x 7′10″ max**




The kitchen is fitted with a range of timber wall and base units, complementary worktops, tile splash backs and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven with a four ring electric hob and an extractor over. There is space for a fridge freezer and plumbing for a washing machine. A window over looks the garden, a door leads through to the dining room and an external door opens to the driveway.

**DINING ROOM / GARDEN ROOM 13′2″ max x 10′2″ max**




Flooded with natural light through the sliding patio doors and offering a pleasant view over the gardens is the dining room which has ample space for a dining table, chairs and further freestanding furniture. Doors lead through to the hallway and the kitchen.

**BEDROOM ONE 13′5″ max x 9′9″ max**




This superb double bedroom is positioned at the front of the property with lovely views over the garden and cul de sac beyond. The room benefits from a bank of fitted wardrobes and a dressing table. A door leads to the hallway.

**BEDROOM TWO 12′5″ max x 12′0″ max**




Another well presented double bedroom with wonderful views over the rear garden. The room benefits from a fitted wardrobes, dressing table and has space for other bedroom items. A door leads to the hallway.

**BATHROOM 8′2″ max x 6′5″ max**




The bathroom is fully tiled and comprises of a bath, a double shower cubicle, a vanity hand wash basin and a low level W.C. A side obscure window allows natural light to flow through the space and a door leads to the hall.

**GARDENS, GARAGE AND DRIVEWAY**




The property enjoys beautifully landscaped gardens to three sides, having lovingly landscaped lawns, colourful flower bed borders, patio areas ideal for outdoor dining and ample room for timber outbuildings if required. Double wrought iron gates open to a generous driveway which runs alongside the bungalow and leads to a detached garage, providing ample off-road parking and excellent storage.













***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 29/09/1963
Years remaining - 936

ADDITIONAL COSTS:
Ground rent - £12 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band D

PROPERTY CONSTRUCTION:
Standard

PARKING:
Garage / Driveway

RIGHTS AND RESTRICTIONS:
None Known

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**
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

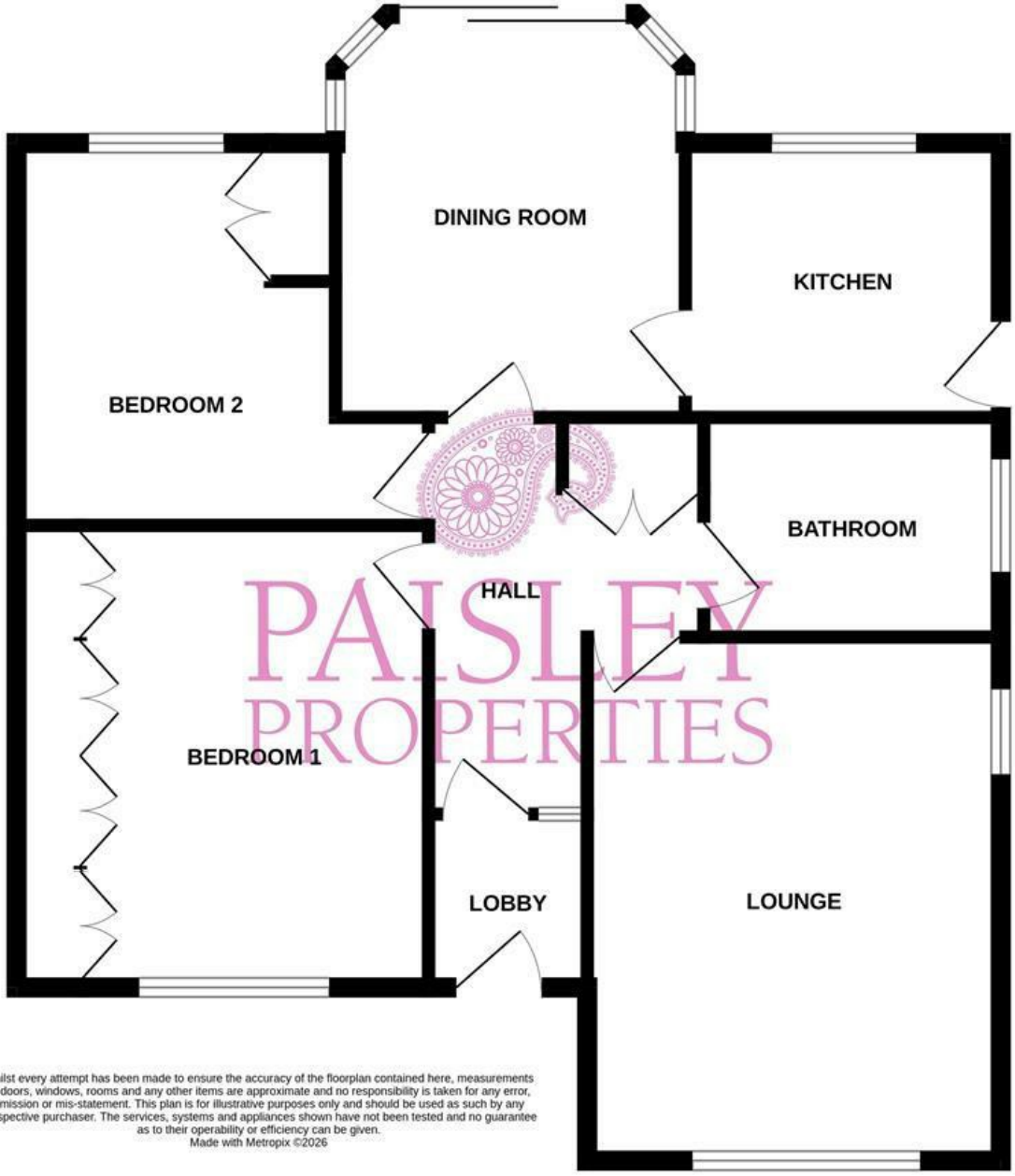
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

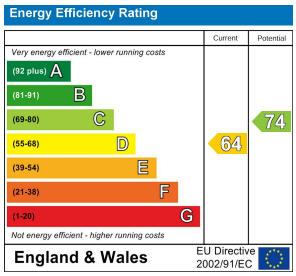
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

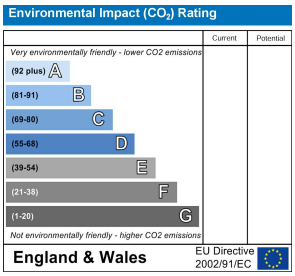
**PAISLEY PROPERTIES**
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.




PAISLEY PROPERTIES

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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