

37 Greenside Avenue,  
Waterloo HD5 8QQ

OFFERS OVER  
£299,995



**\*\*NO CHAIN\*\* THIS EXTENDED AND WELL PRESENTED FIVE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, A FANTASTIC ANNEXE, A TIERED REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through a composite door with a side obscure window into a beautifully decorated and welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space to remove outdoor clothing and a handy storage space is neatly tucked behind sliding doors. Tile flooring flows underfoot and a door leads through dining kitchen. Stairs with a glass balustrade ascend to the first floor landing.

## OPEN PLAN DINING KITCHEN 21'3" max x 17'10" max



This stylish dining kitchen really is the heart of the home and has a Bose surround sound system installed. Flooded with natural light through the two Velux windows and a bank of bifold doors which open to the rear garden. The kitchen area comprises of a range of white gloss wall and base units with contrasting work surfaces and matching upstands. There are integrated appliances including two Zanussi electric ovens and a five ring gas hob with extractor over. A fabulous central island offers storage, a composite sink and drainer with mixer tap over, a fitted dishwasher and space for informal dining. To the side of the room is space for a freestanding fridge freezer and a family dining table, chairs and further freestanding furniture if required. Attractive tile flooring and spotlighting to the ceiling completes the room. Sliding doors open to the living room and doors lead to the utility space and back through to the entrance hall.



### **LIVING ROOM 15'5" max x 10'0" max**



Neutrally decorated and with ample space for furniture, the living room has a media wall with an inset log effect electric fire offering a lovely focal point to the room. A large window gives a view over the driveway and street scene beyond. Double sliding doors open to the living kitchen.

### **UTILITY SPACE**

An understairs cupboard/utility space with automatic lighting provides room for a tumble dryer and other household items. A door opens through to the annexe.

### **ANNEXE**

A great addition to the property, allowing separate living accommodation for either an elderly relative, a teenage retreat or could be a great home office for those working remotely.

## LIVING KITCHEN 19'10" max x 10'0" max to sliding wardrobe



A light and airy living space with a kitchenette comprising of white cabinetry, a contrasting work top and a circular stainless steel sink with mixer tap and plumbing for a washing machine. The living area has a bank of sliding wardrobes, space for furniture, a Velux window and spotlighting to the ceiling. Sliding patio doors open to the garden and doors lead to an en suite shower room and bedroom.

## BEDROOM 10'1" max x 8'7" max

A neutrally decorated double bedroom with space for freestanding furniture and spotlights to the ceiling. A window looks out to the driveway and a door leads into the living kitchen.

## SHOWER ROOM 6'11" max x 3'5" max



Neatly positioned off the living kitchen is this ground floor shower room which features a white suite comprising of a corner shower with a glass screen, pedestal hand wash basin with a mixer tap and a low level W.C. The room has a chrome towel radiator, spotlighting and vinyl flooring underfoot.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing with feature panelled walls and doors lead to four bedrooms and the bathroom.

## **BEDROOM ONE 14'7" max x 8'5" max**



This generous size and tastefully decorated double bedroom overlooks the street scene below and has far reaching views beyond. There is ample space for freestanding furniture and a hatch gives access to a storage loft. A sliding door opens to the ensuite shower room and a door leads to the landing.

## **EN SUITE SHOWER ROOM 8'5" max x 5'4" max**



Accessed through a sliding door from bedroom one is this handy shower room which has a double walk in waterfall shower with a glass screen, a double vanity unit, low level W.C, chrome towel radiator, a rear obscure window, spotlights to the ceiling and vinyl flooring underfoot.

### **BEDROOM TWO 11'6" max x 9'8" max to fitted wardrobe**



This good sized double bedroom is well presented, has fitted wardrobes with overhead storage and plenty of space for freestanding furniture. There are spotlights to the ceiling, a front facing window has a lovely view of the street scene and far reaching views beyond and a door leads to the landing.

### **BEDROOM THREE 10'8" max x 9'8" max**



Located to the rear of the property is this light and airy double bedroom with space for freestanding bedroom furniture, spotlights and pull down ladder access to the loft room. A window gives a pleasant view over the garden below and a door leads to the landing.

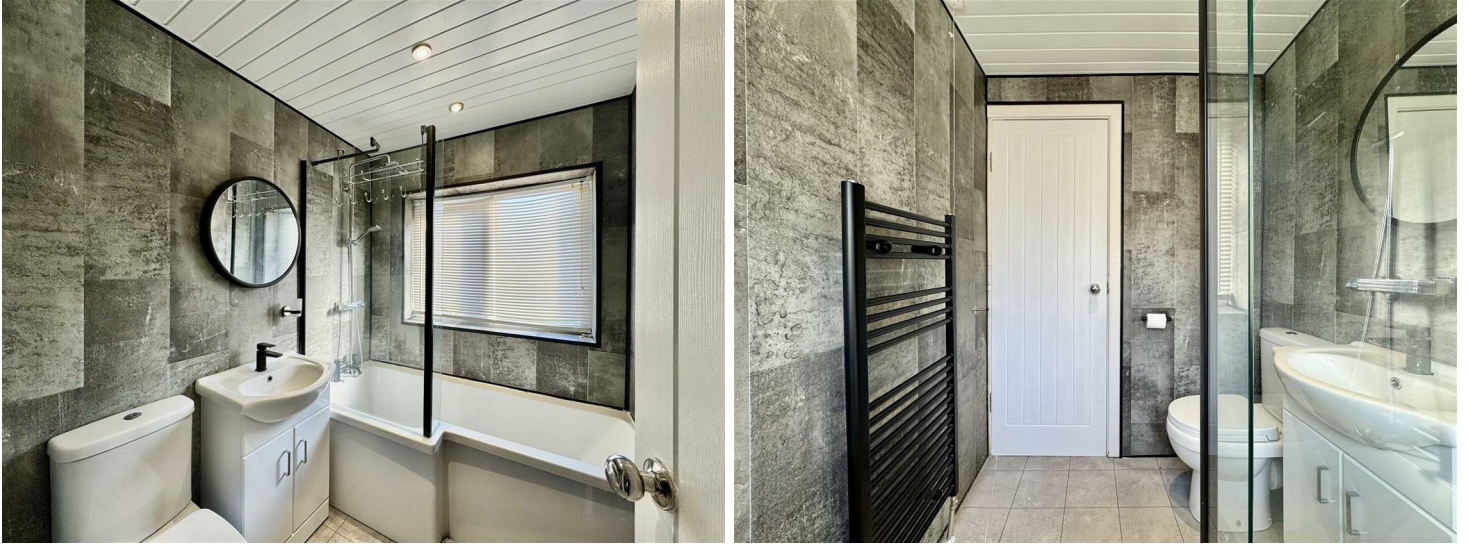
### **LOFT ROOM 12'5" max x 10'11" max**

Accessed by a pull down timber ladder from bedroom three and nestled in the eaves is this versatile loft space which is carpeted, has light, power and under eaves storage. This room could be used for a child's games room, den or for storage. A Velux window allows light to flow through the space.

### **BEDROOM FOUR 7'4" max x 8'1" max**

Currently used as a dressing room, this bright single bedroom is located to the front of the property and has a bulk head storage cupboard and space for furniture. A door opens to the landing.

**BATHROOM 6'10" max x 5'2" max**



This attractive bathroom is fitted with a contemporary three-piece suite, including a bath with waterfall shower over and glass screen, a vanity hand wash basin with mixer tap and a low level W.C. The room has splash board to the walls, complimentary vinyl flooring and a panelled ceiling with spotlights. There is an obscure glazed rear window, anthracite heated towel rail and a door leads to landing.

## REAR GARDEN



The rear garden can be accessed through the dining kitchen, annexe or through a composite gate from the driveway. There is a large, fence enclosed tiered garden with a good sized patio area adjoining the property which offers entertaining space for Al fresco dining. Steps ascend to a good size lawn which has ample space for garden furniture.



## EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway which provides parking for multiple vehicles. Steps ascend to the front door which has space for decorative pots/planters and a path to the left of the drive leads to a gate which opens 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 C

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
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**

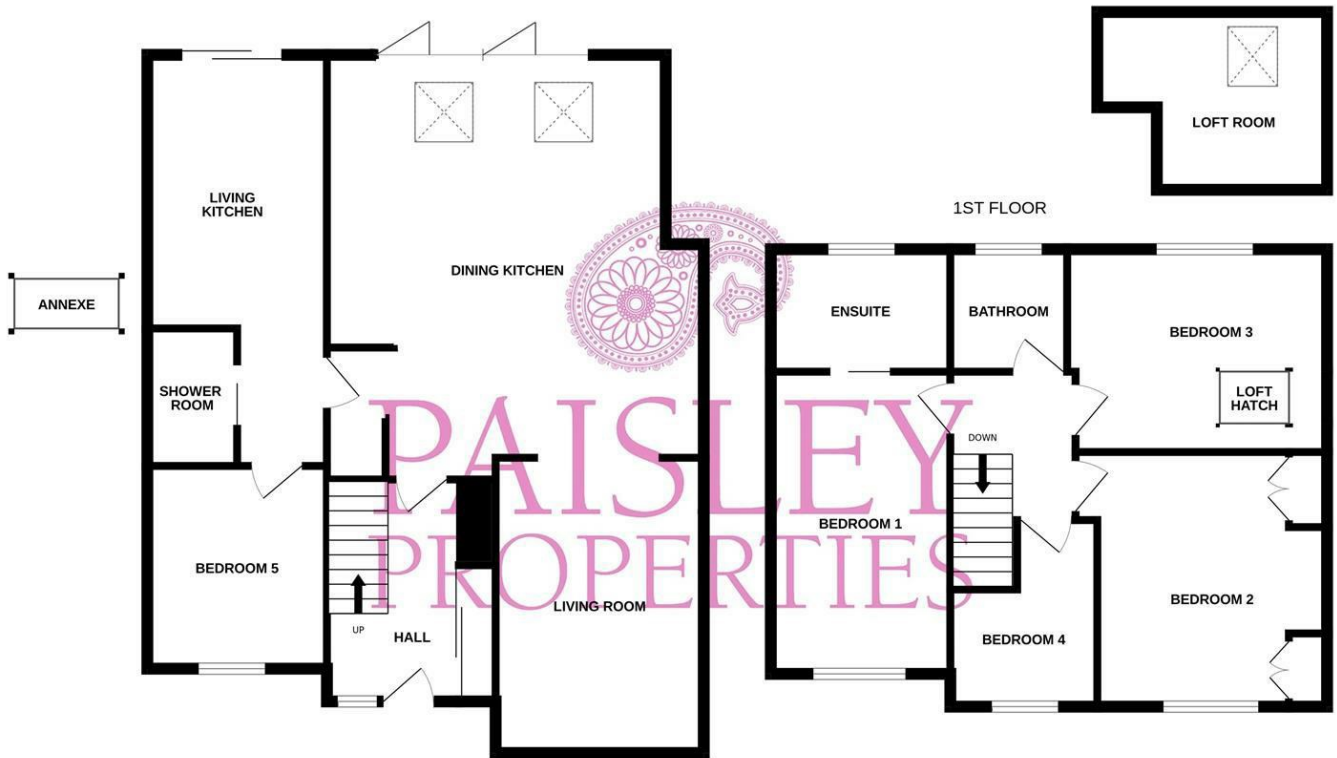
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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. \*

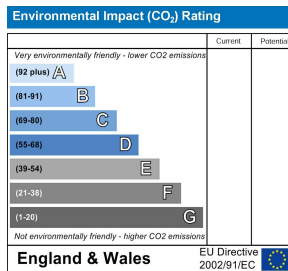
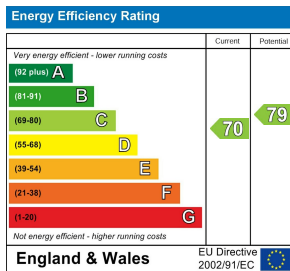
## **PAISLEY**

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.

GROUND 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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