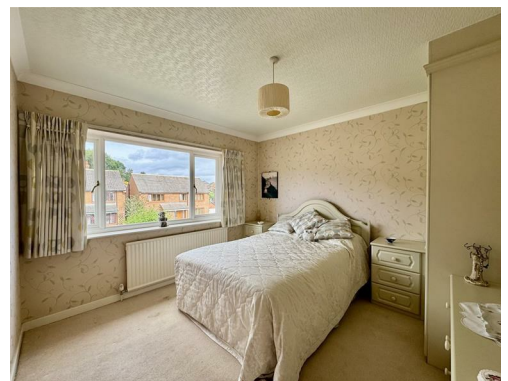


106 Southfield Road,
Waterloo HD5 8RJ

OFFERS AROUND
£315,000



A WELL PRESENTED AND EXTENDED THREE BEDROOM DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, BLOCK PAVED DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND D / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with an opaque side window into this nicely decorated and welcoming entrance hallway with attractive Parquet Flooring underfoot. A staircase with a timber balustrade ascends to the first floor landing and doors lead to the living room, dining kitchen and the ground floor W.C.



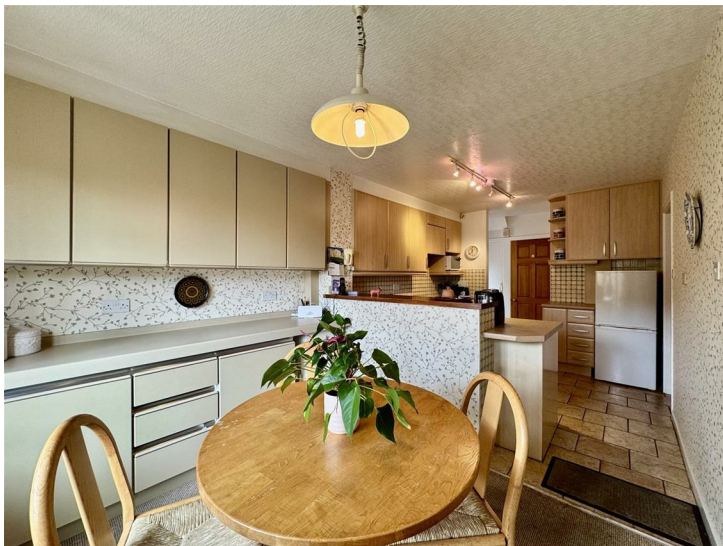
LIVING ROOM 16'4" max x 15'3" max

This light and airy living room has pleasant views of the garden and street scene beyond through its large bay style window. Being neutrally decorated throughout and having ample space for a selection of freestanding living room furniture. Double doors open to the dining room and a door leads back through to the entrance hallway.



DINING KITCHEN 21'5" max x 9'7" max

This spacious dining kitchen is fitted with a range of wall and base units, complementing roll top work surfaces with tile splash backs and a corner sink and drainer with mixer tap over. There is space for an electric oven with a concealed extractor fan over, fridge freezer, dishwasher and a washing machine. Centrally incorporated is a breakfast bar area which makes the space ideal for entertaining. A bay style rear facing window allows pleasant views out over the garden and there is space for a dining table and chairs. An understairs cupboard provides storage for household items, an external door opens to the driveway and internal doors lead to the hallway and dining room.



DINING ROOM 16'9" max x 11'4" max

A great space for entertaining, this generous size dining room offers ample space for a dining table, chairs and further freestanding furniture. Windows overlook the garden, a door leads to the dining kitchen and double doors lead through to the living room.



GROUND FLOOR W.C 7'3" apx x 4'0" apx

Neatly positioned off the entrance hallway is a handy cloakroom which is fitted with a low level W.C, pedestal hand wash basin and a side obscure window.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side window and doors lead through to three bedrooms, the house bathroom, a storage cupboard currently housing a water cylinder and ideal storage for towels and bed linen. A hatch with a pull down ladder gives access to a part boarded loft.



BEDROOM ONE 14'8" to fitted wardrobes x 9'8" apx

Beautifully presented and benefitting from a bank of fitted wardrobes, drawers and a dressing table is this good size double bedroom positioned at the rear of the property with views fantastic garden and countryside views reaching over to Emley Moor Mast. A door opens to the landing.





BEDROOM TWO 11'8" max x 10'11" max

Another well presented double bedroom located at the front of the property with a view of the street scene below. The room has fitted wardrobes and drawers, space for further furniture and a door opens to the landing.



BEDROOM THREE 7'10" max x 7'5" max

A bright single bedroom which is currently used as a home office. There is a bulk head storage cupboard and space for bedroom furniture. A window allows light to flood the room and a door opens to the landing.



BATHROOM 6'9" apx x 5'5" apx

The bathroom is fitted with a three piece suite, including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled, has a large rear obscure window and a door opens to the landing.



REAR GARDEN

To the rear of the property there is a beautifully landscaped garden which is enclosed by fencing and stone walling with flowerbed borders. A lovely patio adjoins the property allowing for outdoor entertaining with ample space for garden furniture which then steps up to a well maintained lawn and then to another wonderful patio area with colourful raised planters adjoining open fields. There is space for a timber outbuilding if desired and an opening leads to the driveway.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is a well maintained lawn garden with colourful flowerbed borders. A block paved driveway for multiple vehicles leads to a detached garage which has side access, an up and over door, power and light.

A store room accessed from the driveway provides useful storage and has electric.

An opening 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 D

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:
*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 - *Please Note* - The boiler has been condemned.
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.

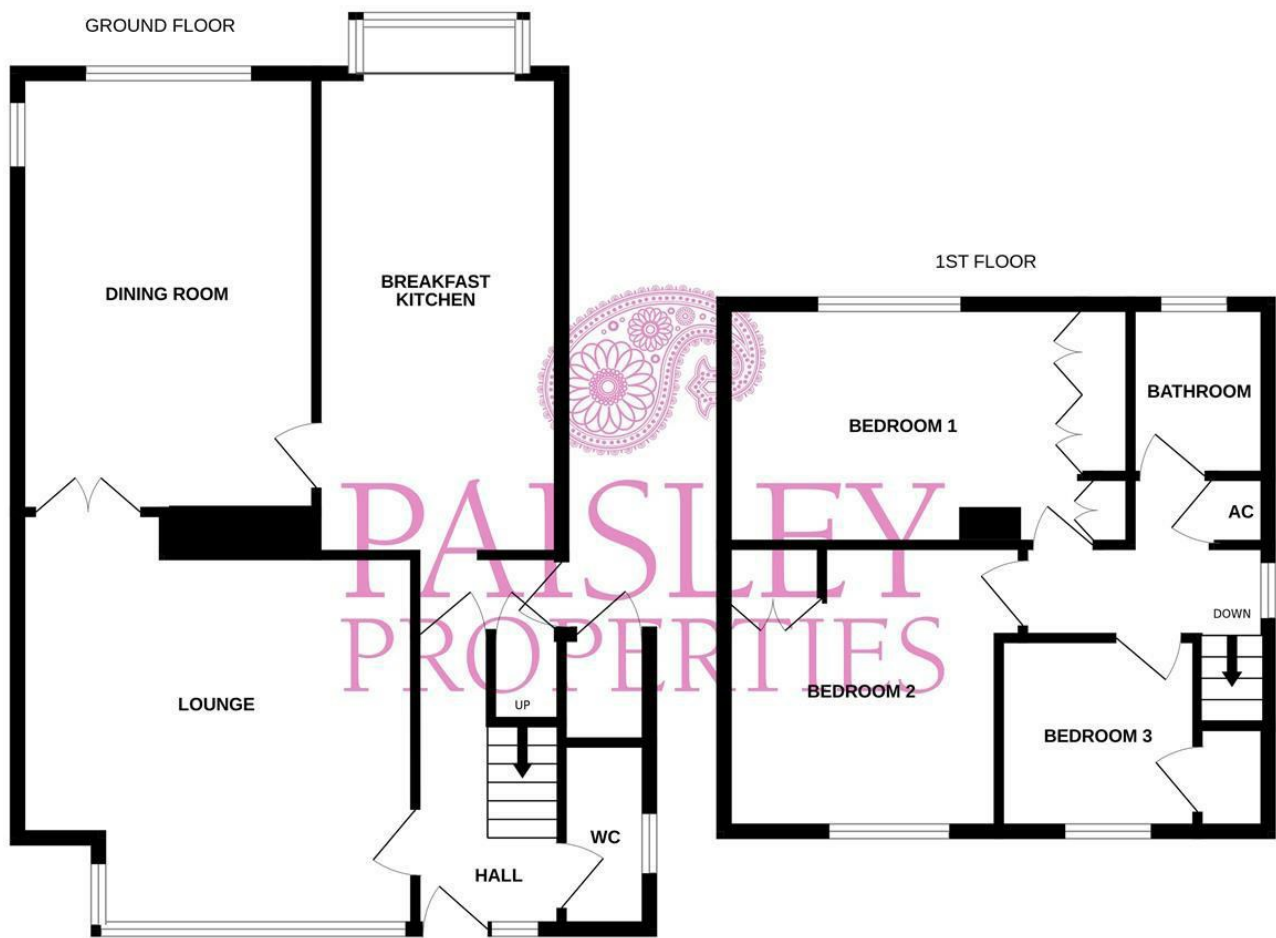
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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PAISLEY
PROPERTIES