

14 Greenside Avenue,
Waterloo HD5 8QQ

OFFERS AROUND
£235,000



LOVINGLY MAINTAINED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED GARDENS, INTEGRAL GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING TBC

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter the property through a newly fitted composite door with side window into a welcoming entrance hallway which has space to remove outdoor clothing and room for freestanding furniture. Oak flooring flows underfoot, there is understairs storage and doors leads through to the living room and kitchen. Stairs with an Oak balustrade ascend to the first floor landing.

LIVING ROOM 15'6" max x 11'10" max



This beautifully presented reception room is positioned to the front of the property and is bursting with natural light courtesy of the large front facing window. There is a good amount of space for freestanding living room furniture and a decorative fireplace with marble hearth houses a coal effect gas fire giving a lovely focal point to the room. There is carpet underfoot and Oak bi-folding double doors open to the dining room, creating a lovely open plan feel. A door leads back to the entrance hallway.

DINING ROOM 10'1" max 7'0" max



Positioned between the lounge and conservatory, this formal dining space can easily accommodate a dining table, chairs and further freestanding furniture. Oak bi-folding double doors open to the living room, Oak flooring underfoot and the room can be opened up giving a fantastic open plan feel.

CONSERVATORY 8'11" max x 8'11" max



This wonderful addition to the property is bathed in natural light. This versatile space offers is ideal for relaxing, entertaining and enjoying the lovely views over the garden. There are new blinds to the ceiling from Hilary blinds, Oak flooring underfoot, bifold doors open to the dining room and French doors open to the rear decking.

KITCHEN 11'6" max x 6'11" max



The kitchen is fitted with a range of timber wall and base units, contrasting granite work surfaces, tiled splash backs and an inset sink and drainer with mixer tap over. Integrated appliances include a gas oven and grill, a NEFF four ring induction hob with concealed extractor fan over and a dishwasher. An understairs storage cupboard with shelving provides pantry space and a rear facing window provides a pleasant outlook over the garden. There is tile flooring underfoot, spotlighting, a serving hatch opening to the dining room and a door leads through to the garage.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing which has a side window and doors lead through to the three bedrooms and house bathroom. A hatch provides ladder access into the part boarded loft space.

BEDROOM ONE 12'0" max x 11'8" max



This generously sized double bedroom is positioned to the front of the property and benefits from fitted wardrobes, overhead storage and drawers. The room is neutrally decorated, has Oak flooring and double doors open to bedroom two (the wall can be replaced) and a door leads through to the landing.

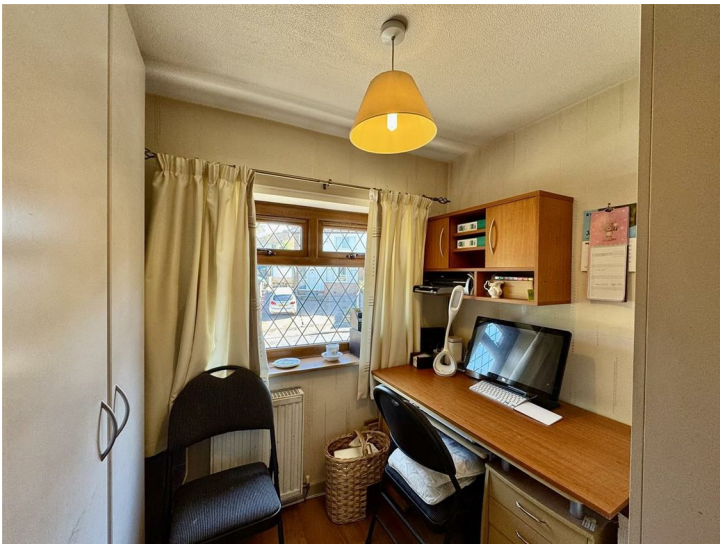
BEDROOM TWO 9'8" max x 9'4" max



Another fantastic double bedroom positioned to the rear of the property with amazing far reaching views from its window. There is space for freestanding furniture and a bank of fitted wardrobes. Vinyl click flooring underfoot and spotlighting complete the room. A door leads through to the landing.



BEDROOM THREE 7'1" max x 7'0" max



Currently used as a home office, this bright single bedroom has fitted floor to ceiling storage, a louvre style bulk head storage cupboard and space for furniture. There is laminate underfoot, a window gives a view of the street scene below and a door leads through to the landing.

BATHROOM 6'5" max x 5'1" max



The bathroom comprises of a three piece suite including a bath with shower over and bifold screen, a pedestal hand wash basin and a low level W.C. The bathroom is partially tiled, has vinyl click flooring underfoot, spotlights to the ceiling, an obscure glazed rear window allowing light to flow through the space and a door leads through to the landing.

GARDENS



Lovingly designed and with no expense spared, this charming and well maintained garden is fence enclosed offering a good degree of privacy and designed with both relaxation and ease of upkeep in mind. The space features a neatly arranged combination of artificial lawn with space for garden furniture separated by a glass balustrade leading over a quaint decked bridge to a raised deck area and pebbled patio ideal for outdoor dining. Leading to the side of the property is a block paved patio with room for a barbeque.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



A block paved driveway provides parking for multiple vehicles and leads to the integral garage which has up and over door, electric, lighting and plumbing for a washing machine. Currently used as a utility room at the rear with fitted cabinetry and space for a tumble dryer, fridge and freezer if required. There is separate indoor access through the kitchen.

A pathway leads to the front door and to the side of the drive is a raised pebbled patio area ideal for sitting out, space for decorative pots/planters, pretty tiered flower bed borders and a path continues 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:

Brick and Render

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:

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.

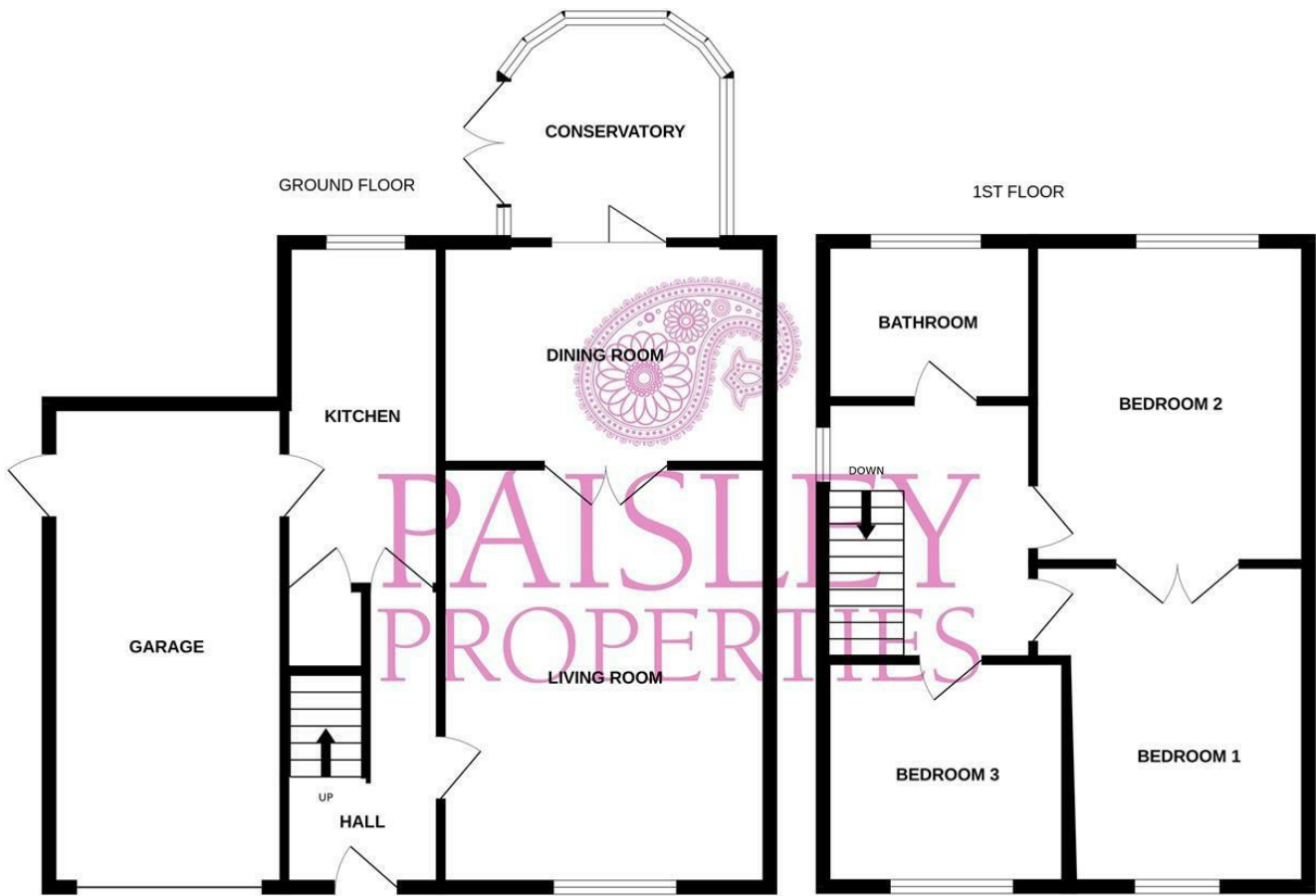
MORTGAGES

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 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.



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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