Peter David Properties Ltd

Residential Sales and Lettings

1 Mereside

Waterloo, Huddersfield, HD5 8SX

Asking price £340,000

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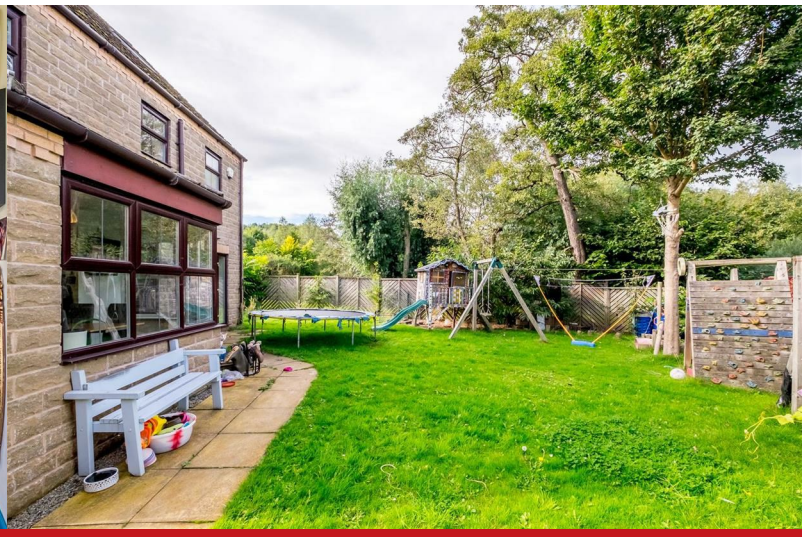

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Ground floor:-

Entrance Hallway
Enter this large property via a PVCu door into the entrance hallway with laminate flooring and stairs rising to the first floor accommodation. There is also access to the living room, second reception room, kitchen diner and ground floor WC. A useful storage cupboard is located under the stairs.

Ground Floor WC
A partially tiled ground floor WC with ceramic flooring and comprising of a WC and corner wash basin.

Living Room
A large and spacious dual aspect living room which extends across the full width of the house. There are PVCu windows to the front and patio doors leading out to the rear garden. A gas fire sits on a marble hearth with wood surround.

Second Reception Room/Dining Room
A generous second reception room which could be utilised for a number of purposes (a dining room, a snug, an office or a playroom). PVCu window to front aspect.

Kitchen/Diner
This kitchen diner is located to the rear of the property and has wooden matching wall and base units, ceramic tiled flooring, laminate work surfaces, a stainless steel sink and drainer and tiled splash backs. Integrated appliances comprise of: an eye level electric double oven, a gas hob, an extractor fan and a fridge freezer. There is ample space for a dining table and large PVCu windows and patio doors provide plenty of natural light. There is also access to the utility.

Utility
A useful utility with wooden matching wall and base units, ceramic tiled flooring, laminate worksurfaces, stainless steel sink and drainer and a free standing space for a washing machine. PVCu door to the rear garden.

First Floor:-

Landing
Carpeted stairs rise to the first floor landing with a PVCu window to the front elevation. Access to Wet room and three double bedrooms. A large storage cupboard provides further storage.

Master Bedroom
A spacious double bedroom with fitted wardrobes across one wall. PVCu window to front elevation and access to wet room.

House Bathroom
A stylish, fully tiled bathroom/wet room with ceramic tiled flooring with underfloor heating. Featuring a steam room with hand held shower, blue tooth speakers, touch panel control fragrance aspirator and ambient LED lighting. A concealed cistern WC, his and hers wash basins and a wet room style shower with glass panel and rainfall shower head. Benefiting from an illuminated mirror and wall cabinet. PVCu window to rear aspect.

Bedroom Two
A large double located to the front of the property with fitted wardrobes and PVCu window to front elevation.

Bedroom Three
To the rear of the property is a further double bedroom with fitted wardrobes and PVCu window to rear elevation

Second floor:-

Landing
Stairs rising to second floor with Velux window and access to a further two double bedrooms. A storage cupboard under the eaves.

Bedroom Four
A further large double bedroom with Velux window to the rear and PVCu window to front elevation.

Bedroom Five

A further double bedroom with Velux window to rear and PVCu window to front elevation. Access to en-suite

En Suite

A modern, partially tiled en-suite with laminate flooring. Comprising of: concealed cistern WC, wash basin with vanity unit and shower with glass door. Benefiting from a Velux window and illuminated mirrored cabinet and chrome towel rail.

Exterior

To the rear of the property is a large private and enclosed garden with a lawn, ideal for children and perfect for entertaining. To the side of the property is a double garage with electric charging points, solar panels and a tarmac drive with off road parking for two cars. To the front there is a further large lawn with a poly tunnel and numerous fruit trees. A paved path leads to the front door.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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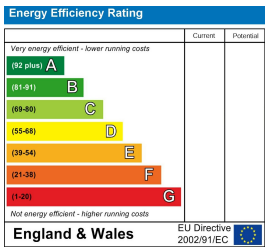
HD5 8SX
Internal - 2058ft2
External - 2343ft2
Overall - 41.59yd x 10.60yd

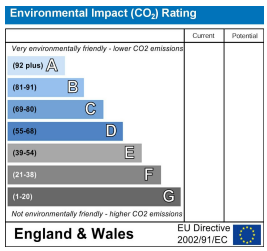
Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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