



167 Penistone Road, Waterloo, Huddersfield, HD5 8RP  
£269,950

bramleys



This semi-detached dormer property enjoys a corner plot position and offers extremely deceptive accommodation over 3 floor levels ideal for a growing family. Having an entrance hall with wc, a modern fitted kitchen with integrated appliances, spacious lounge diner with feature fireplace, three piece bathroom and 4 good bedrooms (no box room). The lower ground floor basement has a utility space, garage/workshop and additional room which could be utilised as a gym or simply provide further storage. There are gardens to three sides with decking, flagged patio and space for a motorhome/caravan if required.

Energy Rating: D





## GROUND FLOOR:

### Porch

A composite entrance door gives access to the porch which has an interior glazed door to the entrance hall.

### Entrance Hall

The hallway has a central heating radiator, oak doors to the living space and a staircase rising to the first floor level.

### Cloakroom/WC

Having a two piece suite comprising wc and hand wasin basin. This room has panelled walls and a uPVC double glazed window.

### Bedroom 4

12'2 x 9'11 (3.71m x 3.02m)

This ground floor double room has laminate flooring, a central heating radiator, sink unit and a central heating radiator.

### Lounge/Dining Area

25'3 x 11'11 (7.70m x 3.63m)

This spacious reception room has feature wood flooring, electric wall mounted fire, 2 central heating radiators and dual aspect uPVC double glazed windows to front and rear elevations.

### Kitchen

12'0 x 6'9 (3.66m x 2.06m)

The kitchen has a range of wall and base units with working surfaces over and inset sink unit. Integrated appliances include oven and microwave, dishwasher, refrigerator, electric hob and extractor hood. There is a stable door accessing a side porch and a uPVC double glazed window which overlooks the rear garden. The kitchen has a door which gives internal access to the lower ground floor utility/store/garage.

## LOWER GROUND FLOOR:

### Utility Room

12'0 x 7'0 (3.66m x 2.13m)

This useful space has an additional sink and offers ample space for a washing machine, dryer and freezer.

### Store Room

11'7 x 9'3 (3.53m x 2.82m)

This versatile room could be utilised as a gym, games room or simply additional storage.

### Garage/Workshop

25'1 x 10'0 (7.65m x 3.05m)

The garage houses the fuse box and has power and lighting.

## FIRST FLOOR:

### Landing

The landing has a large double built in cupboard which also gives access to the eaves.





### Bedroom 1

12'1 x 11'11 (3.68m x 3.63m)

A double room with fitted wardrobes and dressing table. There is a central heating radiator and uPVC double glazed window.

### Bedroom 2

10'6 x 9'11 (3.20m x 3.02m)

Another good double room with a central heating radiator and uPVC double glazed window.

### Bedroom 3

11'11 x 7'1 (3.63m x 2.16m)

Another double room which has a built in cupboard which houses the central heating boiler. This room has laminate flooring, a central heating radiator and a uPVC double glazed window.

### Bathroom

Being tiled to the walls and floor and having a three piece suite comprising bath with shower attachment over and screen, wc, wash hand basin, ladder style radiator and a uPVC double glazed window.

### OUTSIDE:

There is a lawn garden to the front with off road parking providing space for a caravan/motor home if required. Timber decking to the side provides seating and a gate leads to a flagged patio with artificial grassed section and canopied area ideal for housing a hot tub and entertaining in the summer months.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the Waterloo traffic lights, bear right onto the A629 Penistone Road where the property can be found shortly after the Morrisons supermarket on the left hand side.

### TENURE:

Leasehold - Term: 999 years from 1 May 1969 / Rent: £12 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

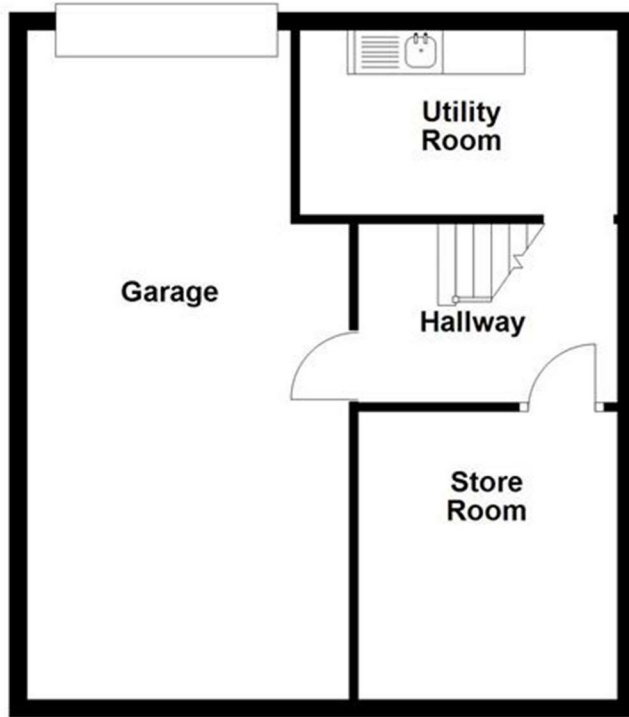




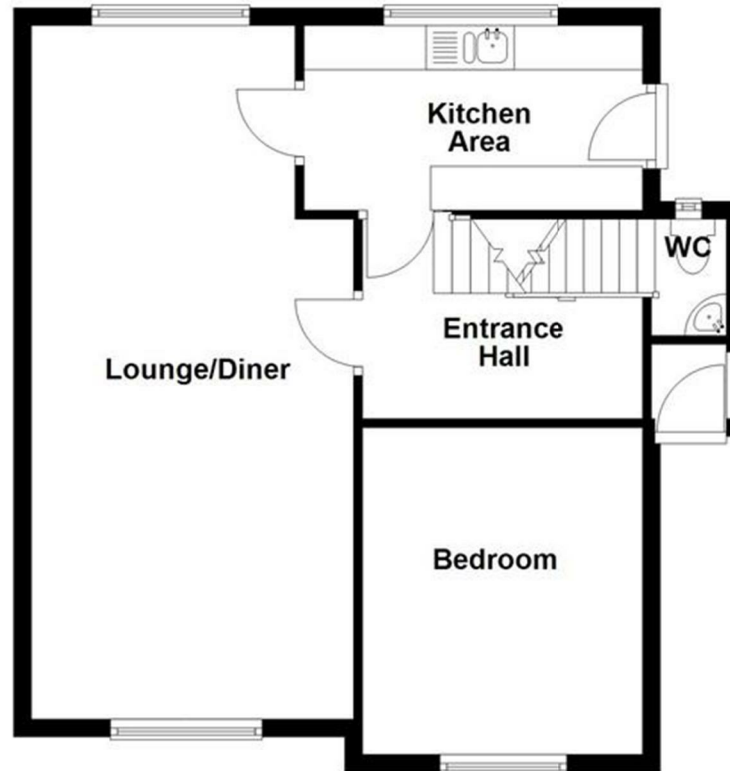




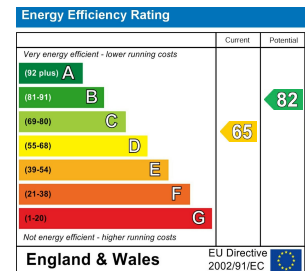
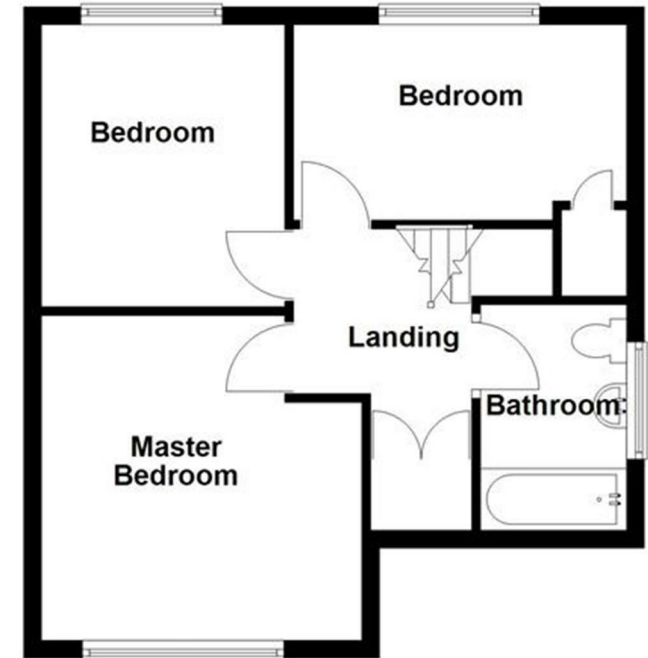
**Basement**



**Ground Floor**



**First Floor**



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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