



562 Wakefield Road, Waterloo, Huddersfield, HD5 8PU

£140,000

bramleys





Providing accommodation laid out across 3 levels, this 3 bedroom stone built, mid terraced property is offered for sale with immediate vacant possession and no upper vendor chain. With an off road parking space to the rear, the property holds a prominent position on Wakefield Road and provides good access to Huddersfield town centre. Requiring a programme of modernisation throughout, this property benefits from majority uPVC double glazing and potential to create a fourth bedroom in the loft.

Being ideally suited to the buy-to-let property investor or first time buyer, the property is situated in the popular residential area of Waterloo which has good access links to the amenities within Waterloo.

With accommodation briefly comprising:- entrance hall, lounge, dining kitchen, lower ground floor cellar, first floor landing, 3 bedrooms, bathroom and second floor loft room.

Energy Rating: F



GROUND FLOOR:

Enter the property through a uPVC double glazed door into:-

Entrance Hall

With a wall mounted electric heater and stairs rising to the first floor.

Lounge

11'7" max x 11'10" max (3.53m max x 3.61m max)

With a uPVC double glazed window to the front elevation and wall mounted gas fire.

Dining Kitchen

12'10" x 15'6" max (3.91m x 4.72m max)

A spacious dining kitchen which has base units, inset stainless steel sink with side drainer, laminated work surfaces and plumbing for a washing machine. There is a uPVC double glazed window to the rear, gas fire with tiled surround and hearth, wall mounted electric heater and a double glazed door which gives access to the rear yard. Access can also be gained to the lower ground floor cellar.

LOWER GROUND FLOOR:

Cellar

Providing useful additional storage space and housing the fuse box, smart meters (gas and electric) and sump pump.

FIRST FLOOR:

Landing

With stairs rising to the second floor.

Bedroom 1

9'6" x 12'0" (2.90m x 3.66m)

With a uPVC double glazed window to the front elevation and built-in alcove store cupboards.

Bedroom 2

10'1" max x 9'8" max (3.07m max x 2.95m max)

With a uPVC double glazed window to the rear elevation and bank of built-in wardrobes.

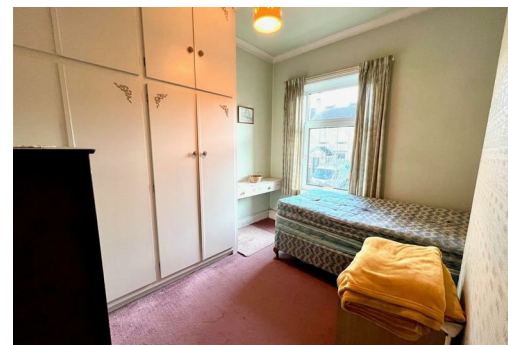
Bedroom 3

5'9" x 11'11" (1.75m x 3.63m)

With a uPVC double glazed window to the front elevation.

Bathroom

A 3 piece suite briefly comprising of a low flush WC, pedestal wash hand basin and cast iron bath. There are tiled splashbacks, a uPVC double glazed window to the rear elevation and a store cupboard which houses the immersion heater.



SECOND FLOOR:

Loft

19'2" x 15'7" max (5.84m x 4.75m max)

Accessed via a permanent staircase from the first floor landing. Providing an ideal space for storage purposes, this room is currently partitioned into 2 separate rooms. One of which has a timber skylight fitted.

OUTSIDE:

To the front of the property there is a low maintenance yard with pathway which leads to the front door. To the rear there is a L-shaped cobbled courtyard which leads to a hard standing tarmac area which is currently being used for off road parking for 1 vehicle.

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), in the direction of Waterloo. Passing through the traffic lights at Aspley and Moldgreen, continue along Wakefield Road for a short distance and the property can be found on the right hand side, identified by a Bramleys for sale board.

TENURE:

Freehold - due to length of ownership the title is not yet registered with land registry. However the solicitors do hold a copy of the deeds.

COUNCIL TAX BAND:

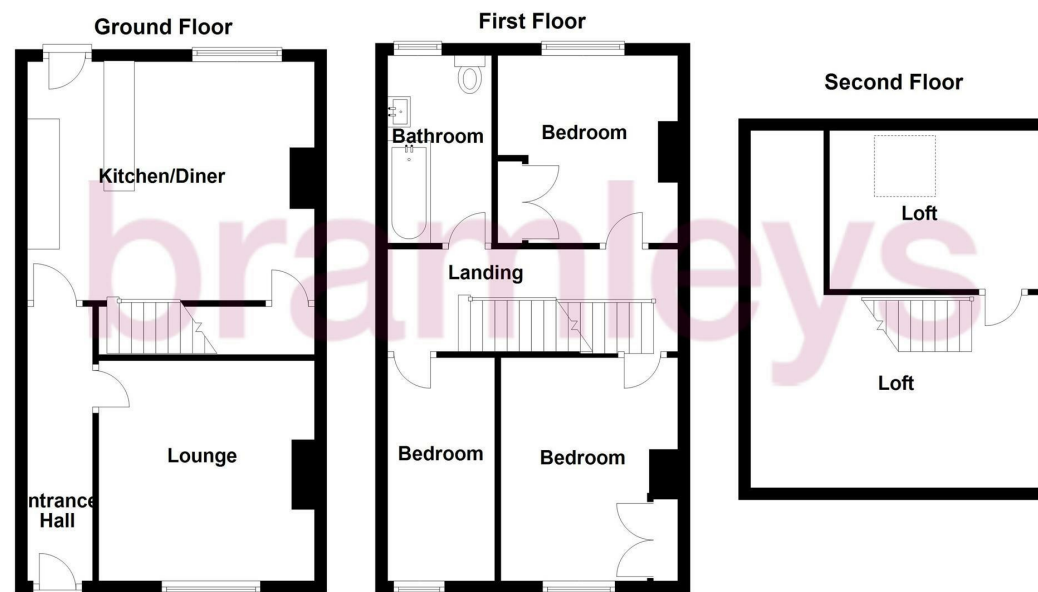
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MORTGAGES:

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.



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

