

42 Beadon Avenue,
Waterloo HD5 8QZ

£220,000



THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS GENEROUS SIZE GARDENS TO THREE SIDES, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a recently fitted composite door into this welcoming entrance hallway with spotlights to the ceiling and karndean flooring underfoot. Doors open to the lounge diner, kitchen and stairs with a timber balustrade ascend to the first floor landing.



LOUNGE DINER 18'0" x 11'3" max

Beautifully presented and spanning the length of the property, this good sized lounge diner has ample space for living and dining furniture and a multi fuel stove with stone hearth and timber mantle creates a lovely focal point to the room. There is recently fitted Karndean underfoot, spotlights to the ceiling and dual aspect windows fill the room with natural light. A door leads to the entrance hallway.





KITCHEN 12'0" x 8'11" max

This modern kitchen is fitted with a range of timber wall and base units, contrasting work surfaces, tiled splash backs and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring induction hob. There is plumbing for a washing machine and space for a tumble dryer and freestanding fridge freezer. An understairs cupboard neatly houses the boiler and has space for other household items. Spotlights to the ceiling and tiled flooring completes the room. A recently fitted composite stable door allows access to the rear garden and a doorway leads back to the entrance hall.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall to a quarter landing with front facing obscure window and doors leading to the three bedrooms, bathroom and separate W.C.

BEDROOM ONE 11'5" x 11'4" max

Situated to the rear of the property, this generously sized double bedroom benefits from a bank of fitted wardrobes and drawers to one wall along with inset shelving. There is space for bedroom items and a window overlooks the garden. There are spot lights to the ceiling and a door leads to the landing.



BEDROOM TWO 10'3" x 6'6" max

Another nicely presented double bedroom located to the front of the property with some lovely views from its window. There is space for bedroom furniture, spot lights and a door leads to the landing.



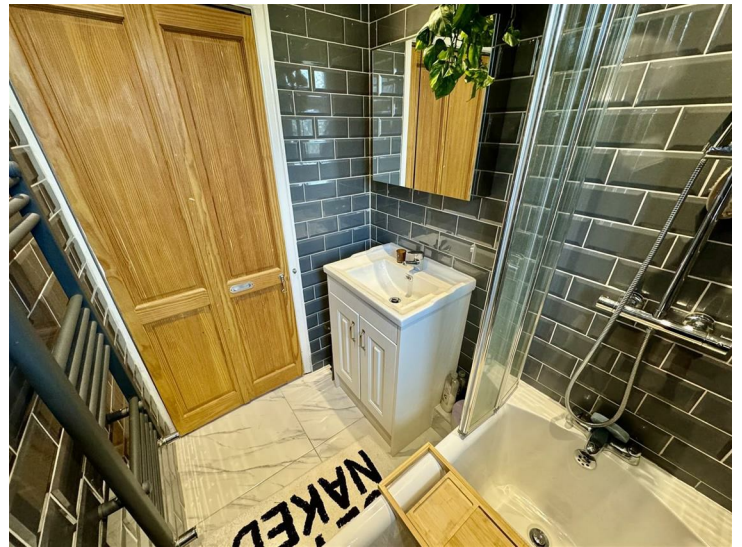
BEDROOM THREE 8'8" x 7'1" max

Neutrally decorated and currently used as an office is this small double bedroom which overlooks the rear garden from its window. There is space for freestanding furniture, spotlights to the ceiling and a door leads through to the landing.



BATHROOM 5'9" x 4'6" max

This stylish bathroom is fitted with a two piece white suite including a bath with waterfall shower over, glass bi fold screen and a vanity hand wash basin with mixer tap. The room is fully tiled with bevelled metro tiles and has contrasting floor tiles. There is a side facing obscure glazed window, spot lights and a door leads to the landing.



SEPARATE W.C 4'6" x 2'7" max

Fitted with a two piece white suite including a W.C and wall mounted hand wash basin with mixer tap. A front obscure glazed window floods the room with light and there are bevelled metro tiles to the walls and contrasting tiles underfoot. A door leads to the landing.



REAR GARDEN

To the rear of the property there is a landscaped and enclosed garden which has a patio adjoining the property and a raised lawned and decked area with pergola, ideal for outside dining and entertaining friends and family. A timber gate allows access to the front of the property.





EXTERNAL FRONT, GARAGE AND DRIVEWAY

You enter the driveway through double cast iron gates to a driveway for multiple vehicles leading to a single detached garage with timber doors, light and power.

Generous lawned gardens wrap around either side of the driveway providing ample space for a timber outbuilding, flower beds, vegetable patch and are enclosed by hedging offering a good degree of privacy.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: DRIVEWAY AND GARAGE

UTILITIES:

*Water supply & Sewerage- MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS CENTRAL HEATING

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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. *

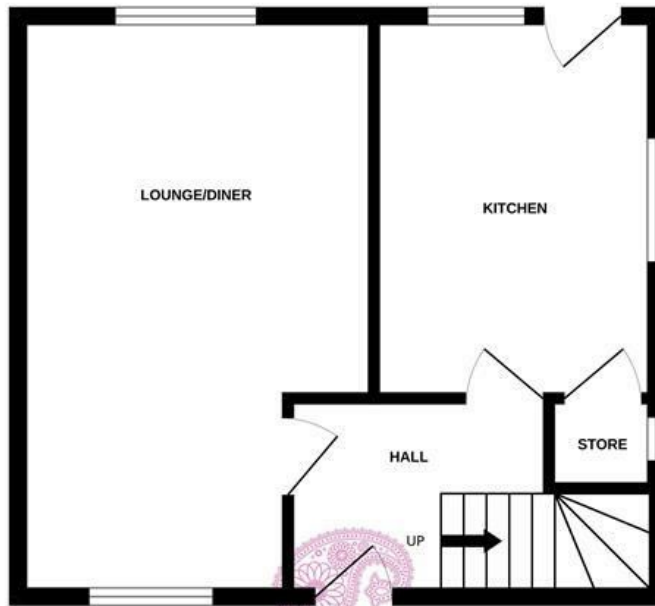
PAISLEY

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.

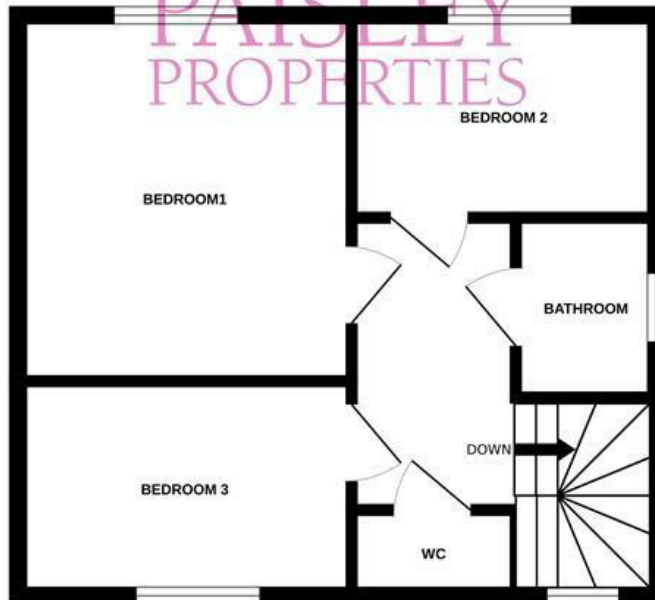
SURVEY TEXT

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.

GROUND FLOOR



1ST FLOOR



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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			86
(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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