

33 Greenside Crescent,  
Waterloo HD5 8QJ

OFFERS AROUND  
£200,000



LOCATED ON A PEACEFUL CUL DE SAC IS THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CONSERVATORY, SINGLE GARAGE AND DRIVEWAY.

LEASEHOLD 999 YEARS EXPIRING 2989 - CHARGES £75 PER ANNUM RISING TO £100 PER ANNUM IN 2040 - THEN NO FURTHER INCREASES / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a uPVC door with stained glass detail into this welcoming entrance hallway which offers plenty of space to remove and store outdoor clothing. A staircase ascends to the first floor landing and doors open to the ground floor cloakroom and lounge.



## LOUNGE 13'8" x 12'5" max

This generously sized lounge has an abundance of space for living room furniture. A timber fireplace with tile hearth housing a coal effect gas fire gives a focal point to the room and a window looks out over the front garden and cul de sac beyond. Double doors open to the dining room and a door leads back through to the entrance hallway.



## DINING ROOM 10'0" x 8'0" max

This neutrally decorated reception room can comfortably accommodate a table, chairs and other freestanding furniture. Double doors open to the lounge making it ideal for socialising and family gatherings or closed to separate the spaces if required. Sliding glazed doors open to the conservatory and a door leads to the kitchen.



**CONSERVATORY 8'7" x 8'2" max**

Flooded with natural light and having space for freestanding furniture, this great addition to the home allows for somewhere to sit and relax with pleasant views over the garden. A door open to the rear garden and sliding glazed doors lead back through to the dining room.



### **KITCHEN 9'9" x 7'1" max**

Neatly tucked to the side of the dining room is the kitchen which has a range of timber wall and base units, contrasting roll top work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding gas oven with extractor above, fridge freezer and plumbing for a washing machine. The kitchen has practical vinyl click tile flooring underfoot and a window looks out over the rear patio. A door opens to a useful understairs storage area ideal for extra household items and an external door opens to the driveway.



### **GROUND FLOOR CLOAKROOM 7'3" x 2'10" max**

This handy cloakroom is fitted with a wall hung hand wash basin and low level W.C. There is vinyl flooring underfoot, a side obscure window and a door opens to the entrance hallway.



### FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the light and airy first floor landing with a side window giving rooftop views. A hatch opens to the part boarded loft space and doors lead through to the three bedrooms and the house bathroom.



### **BEDROOM ONE 13'9" x 9'5" max**

This spacious double bedroom is situated at the front of the property enjoying views of the cul de sac and pleasant views beyond. The room has plenty of space to accommodate freestanding furniture and a door leads through to the landing.



### **BEDROOM TWO 9'11" x 9'9" max**

Located to the rear of the property with views over the rear garden is another well presented double bedroom with space for freestanding bedroom furniture. A door leads through to the landing.



### **BEDROOM THREE 8'8" x 5'11" max**

Currently used as a home office and located at the front of the property is this bright single bedroom with a bulk head storage cupboard housing the water cylinder and room for freestanding furniture. A door leads through to the landing.



### **BATHROOM 6'3" x 5'4" max**

This attractive bathroom is fitted with a three piece white suite including bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled with complimentary vinyl flooring underfoot, chrome towel radiator, a rear facing obscure glazed window and a door which leads onto the landing.



### **REAR GARDEN**

Accessed from a timber gate from the driveway and the conservatory is a lovely enclosed patio ideal for outdoor dining and entertaining, stone steps ascend to a lawned garden offering pleasant views over the property and a second set of stairs ascend to an area with flowerbeds, bushes and trees.



### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

To the front of the property is a fence enclosed lawn garden with colourful flowerbeds, bushes and shrubs, space for decorative pots and planters and a path leads to the front door.

A driveway to side of the property leads to a single garage with up and over door, light, power and mezzanine storage.





## **\*MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £75 PA - RISING TO £100 IN 2040 THEN NO FURTHER INCREASE.

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE AND DRIVEWAY

UTILITIES:

\*Water supply & Sewerage-MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile - FIBRE

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.

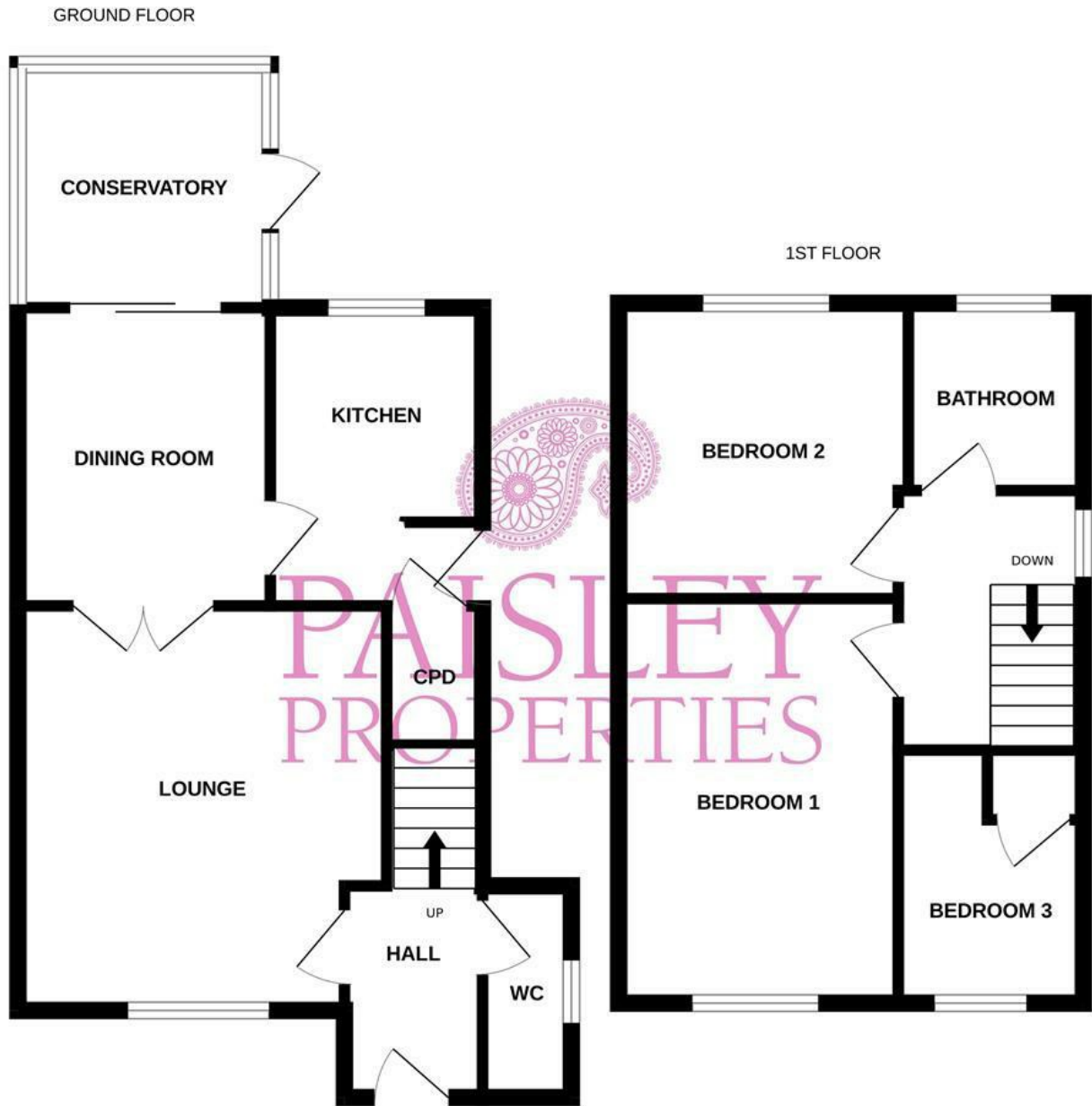
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

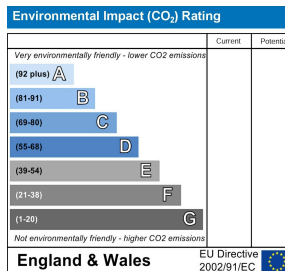
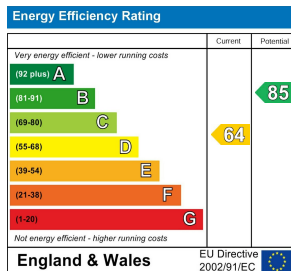
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.



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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[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

**Skelmanthorpe Office:**  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

**Almondbury Office:**  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

**Mapplewell Office:**  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

