

37 Canby Grove,
Waterloo HD5 8QE

OFFERS AROUND
£125,000



****AVAILABLE WITH NO VENDOR CHAIN** THIS LOVELY TWO BEDROOM TERRACE BENEFITS FROM TWO GOOD SIZED BEDROOMS, COSY FAMILY LOUNGE, ENCLOSED REAR GARDEN AND OFF ROAD PARKING.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

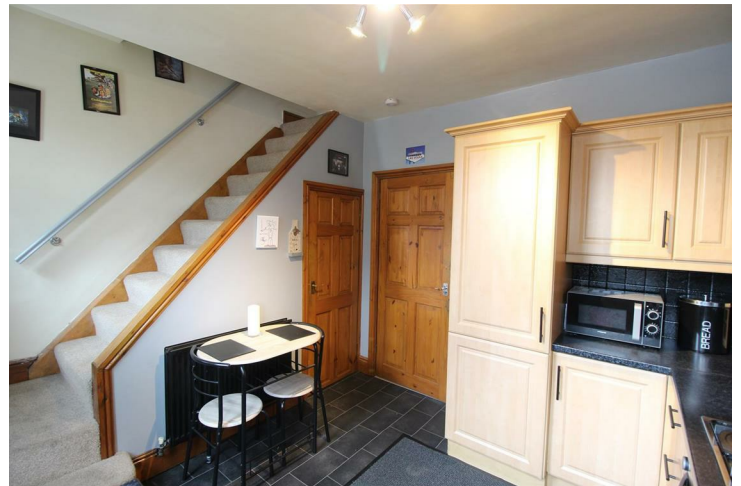
LOUNGE 12'11" x 12'4"

You enter the property through a partially glazed Upvc door into this cosy family lounge fitted with a wood burning fire that sits on a stone hearth with a chunky timber mantle above which creates a lovely focal point to the room. There is plenty of space for living room furniture, coving to the ceiling, wood effect laminate to the floor, a front aspect window and a door leads through to the kitchen.



KITCHEN 12'9" x 9'10"

Positioned to the rear of the property with views to the garden through the rear elevation window is this lovely dining kitchen fitted with wood effect wall and base units, contrasting black roll top work surfaces and black square tiled splashbacks. Integral appliances include electric cooker with four ring gas hob, overhead extractor and fridge/freezer, there is plumbing for a washing machine and space to one side for a small breakfast table. An under stairs cupboard provides excellent storage for household items, there is black tiled effect laminate to the floor and a door leads though to the lounge and a staircase ascends to the first floor landing.



FIRST FLOOR LANDING 6'1" x 5'8"

Stairs ascend from the kitchen to the first floor landing where there is loft access via a hatch and doors lead through to two bedrooms and bathroom.

BEDROOM ONE

This generous sized master bedroom is fitted with a bank of fitted wardrobes that extend across one side of the room with additional fitted furniture to the other side. There is space for free standing furniture, a front aspect window and a door leads through to the landing.



BEDROOM TWO 12'2" x 6'10"

Positioned to the rear of the property is this versatile second bedroom which would fit a double bed or single with additional free standing furniture. This room would alternatively make a great home office, nursery or hobby room. A rear aspect windows has views to nearby woodland and a door leads through to the landing.



BATHROOM 5'7" x 5'6"

This stylish bathroom is fitted with a white three piece suite including bath with over head shower, pedestal hand wash basin and low level W.C. There are decorative terracotta tiles to the walls and floor, a rear obscure glazed window and a door leads through to the landing.



OUTSIDE

The property benefits from a drive to the front with space for one car. To the rear an enclosed garden provides a lovely outdoor entertaining area. Stairs lead from the house to the lawned garden with a central path taking you to a patio perfect for garden furniture. An outhouse provides excellent storage for garden equipment.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: BRICK

PARKING: OFF ROAD PARKING

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

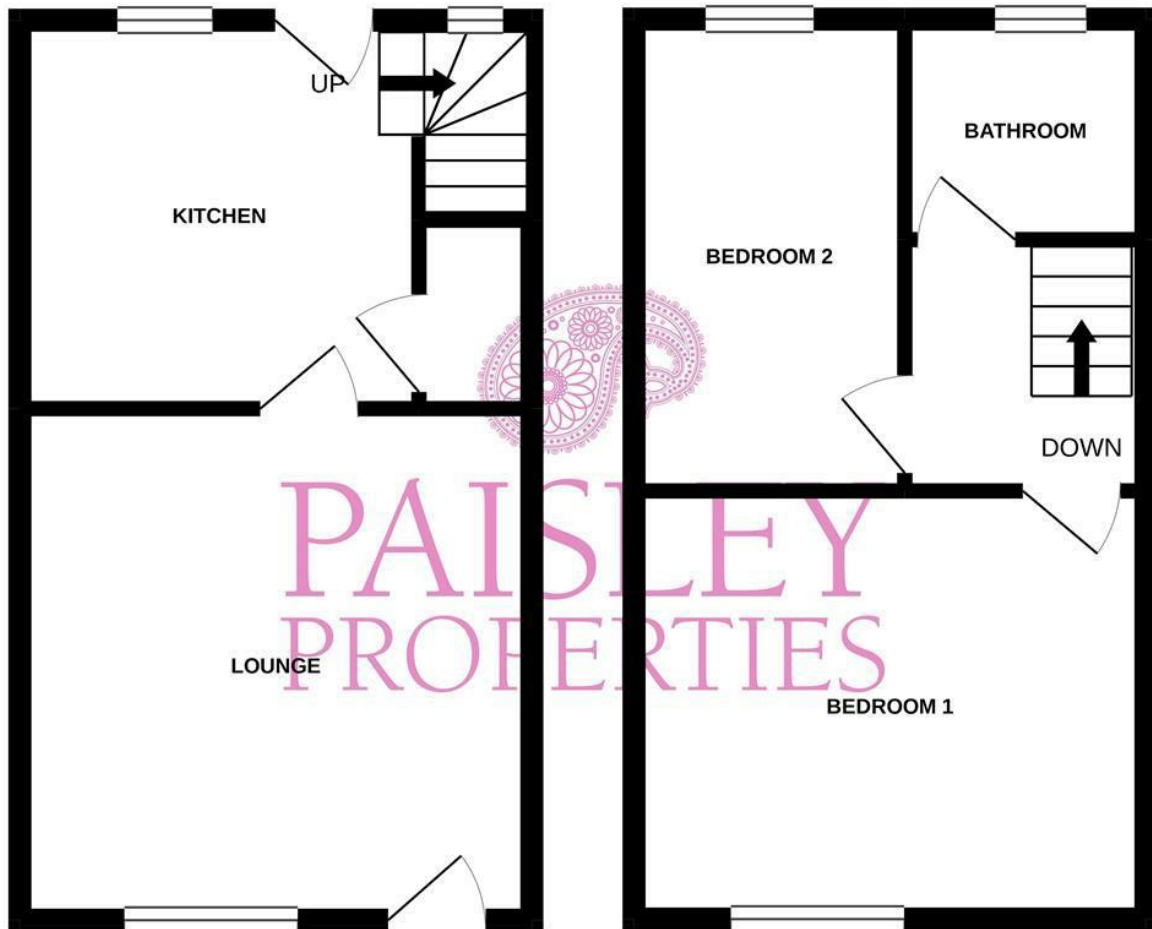
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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

SURVEY TEXT

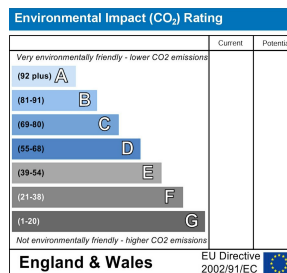
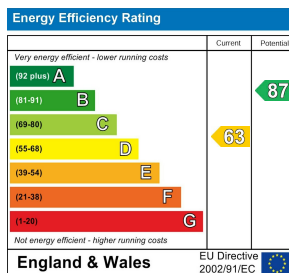
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.

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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