

11 Greenlea Court,  
Waterloo HD5 8QA

OFFERS AROUND  
£185,000



THIS IMMACULATELY PRESENTED THREE BEDROOM MID TERRACE FAMILY HOME BOASTS OPEN PLAN LIVING, WELL MAINTAINED GARDENS AND ALLOCATED PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY  
PROPERTIES



## **ENTRANCE HALLWAY**

You enter the property through a part glazed UPVC door into this welcoming entrance hallway that has ample space to remove shoes and coats, practical laminate flooring underfoot and a staircase with a timber balustrade ascends to the first floor landing. Doors lead through to the ground floor W.C, kitchen and lounge diner.



## **LIVING DINING KITCHEN 26'11" x 15'6" max**

This beautifully presented and spacious room really is the heart of the home, making it ideal for modern family life. The kitchen area has been recently fitted with a range of cream wall and base units, contrasting work tops with tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with concealed extractor fan over, space for a fridge freezer and plumbing for a washing machine. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. Patio doors flood the room with natural light and is the ideal place to take in the views across the beautifully maintained patio and lawn garden. Doors open to an understairs storage cupboard ideal for household items and through to the entrance hallway.









### **GROUND FLOOR W.C 6'3" x 3'1" max**

Accessed off the entrance hallway is a handy ground floor W.C which has a low level W.C, wall mounted hand wash basin with mixer tap over and vinyl flooring underfoot.



### **FIRST FLOOR LANDING**

Stairs with a timber balustrade ascend from the entrance hallway to the first floor and doors lead through to three bedrooms (one with en suite shower room) and the house bathroom. A cupboard provides storage, houses the water cylinder and a ceiling hatch with ladder provides access into the loft space which is part boarded for storage.





### **BEDROOM ONE 11'1" x 8'6" max**

Positioned at the rear of the property with views over the garden is this light and airy double bedroom with two fitted wardrobes, space for freestanding bedroom furniture, doors lead through to the en suite shower room and onto the first floor landing.



### **EN SUITE SHOWER ROOM 8'5" x 4'11" max**

This recently upgraded shower room comprises of a shower cubicle with waterfall shower and bi fold glass screen, vanity hand wash basin with mixer tap, anthracite towel radiator and low flush W.C. The room has partially tiled walls and complimentary tile flooring underfoot. A door leads through to bedroom one.





### **BEDROOM TWO 10'4" x 8'5" max**

Positioned to the front of the property with views over the street scene below is another good size double bedroom which is neutrally decorated, has space for freestanding furniture and a door leads onto the landing.



### **BEDROOM THREE 7'11" x 6'8" max**

A bright single bedroom positioned to the rear of the property with garden and rooftop views. Currently used as a nursery and having space for freestanding furniture. A door leads onto the landing.





### **BATHROOM 6'9" x 6'3" max**

This attractive bathroom is partially tiled and comprises of a bath with shower over and glass screen, vanity hand wash basin with mixer tap over, low level W.C and a chrome heated towel rail. There is complimentary tile flooring underfoot and a front obscure window. A door leads onto the landing.



### **REAR GARDEN AND PARKING**

Accessed through through patio doors from the living room is a good size, fence enclosed and well maintained lawn garden with patio areas providing a wonderful space to dine out and entertain with family and friends.

A timber gate at the bottom of the garden opens to the properties two allocated parking spaces which also has shared visitor parking.





### **EXTERNAL FRONT**

To the front of the property is a hedge enclosed garden which benefits from a storage room ideal for garden tools/outdoor furniture and space to sit out or for decorative pots/planters.





### **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND B

PROPERTY CONSTRUCTION: BRICK

PARKING: TWO ALLOCATED PARKING SPACES

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. \*

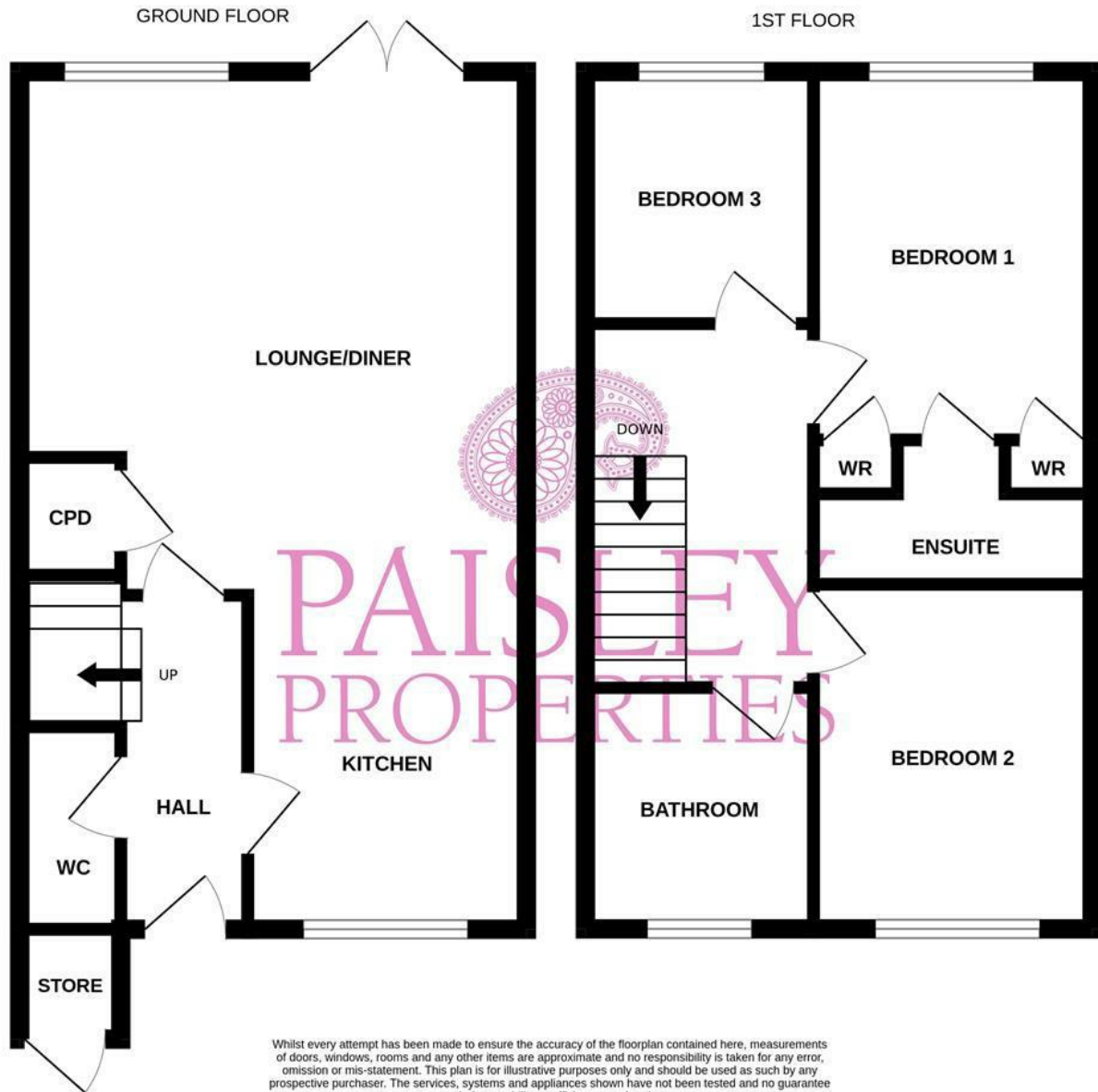
## **PAISLEY**

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.

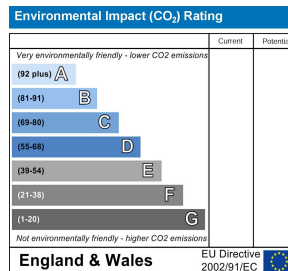
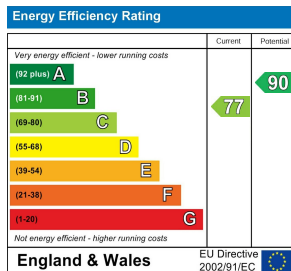
## **SURVEY TEXT**

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](mailto: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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