

49 Mountfield Avenue,  
Waterloo HD5 8RD

OFFERS AROUND  
£215,000



WELL PRESENTED AND OFFERING OPEN PLAN LIVING IS THIS THREE BEDROOM SEMI DETACHED PROPERTY WHICH BOASTS A LARGE BASEMENT, A GOOD SIZE TIERED REAR GARDEN WITH FAR REACHING VIEWS, DETACHED GARAGE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY  
PROPERTIES



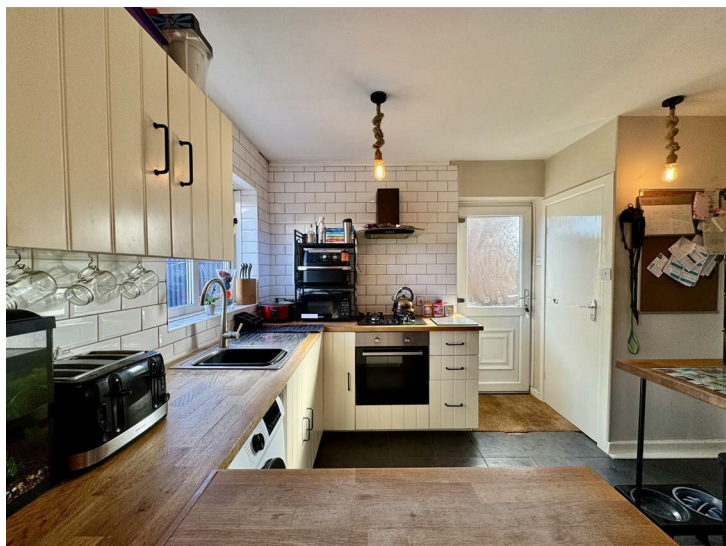
## ENTRANCE HALLWAY

You enter the property through a upvc door into a welcoming entrance hallway with laminate flooring underfoot. There is space to remove and store coats and shoes, a staircase ascends to the first floor landing and a door leads through to the dining kitchen.



## DINING KITCHEN 18'4" max x 12'0" max

This stylish dining kitchen really is the heart of the home and is perfect for entertaining friends and family. The kitchen is fitted with a range of cream wall and base units, contrasting timber work surfaces with metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan over, plumbing for a washing machine and space for a freestanding fridge freezer. A peninsula gives space for informal dining and there is space for a dining table and chairs. Tile flooring flows underfoot and two large windows provide views over the garden. There is a handy understairs storage cupboard ideal for household items, a door opens to the entrance hall and an opening leads through to the lounge.







### LOUNGE 13'10" apx x 12'2" max

This well presented lounge is a generous size, offers ample space for a range of furniture and is flooded with natural light courtesy of the large front facing window. The room has a stone fireplace with a tile hearth which houses a gas fire. An opening through to the dining kitchen.





## FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing. There is a side facing window, a ceiling hatch provides access to the loft and doors lead through to the three bedrooms and house bathroom.

## BEDROOM ONE 11'10" apx x 10'3" max

Enjoying neutral décor the master bedroom has an abundance of space for a range of free standing bedroom furniture and benefits from fitted wardrobes and overhead storage. A window gives a view of the street scene below and a door leads to the landing.



## BEDROOM TWO 12'8" apx x 9'8" max

This generously sized double offers ample space for free standing bedroom furniture, a fitted desk/dressing table, fitted wardrobe and has a lovely view over the rear garden with far reaching views beyond. A door leads to the landing.



## BEDROOM THREE 7'5" apx x 7'5" apx

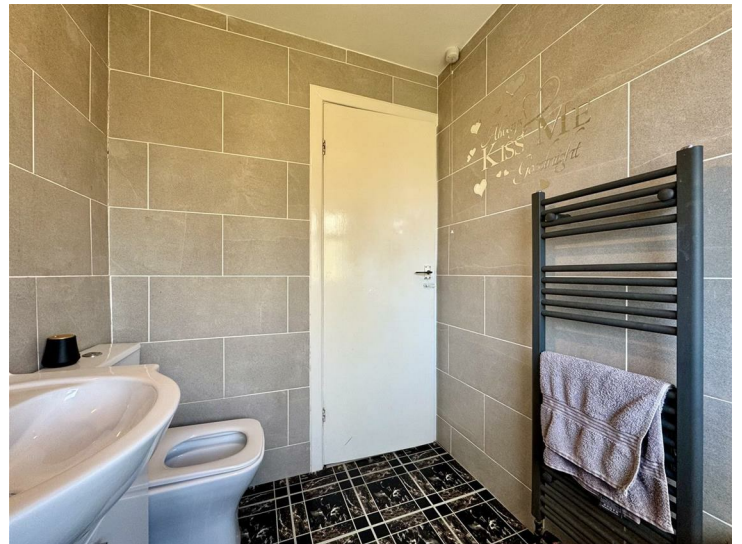
A single bedroom positioned to the front of the property with views of the street scene. Having space for freestanding furniture, bulk head storage and a door leads to the landing.





### **BATHROOM 6'6" apx x 5'4" apx**

The bathroom comprises of a three piece white suite including a bath with waterfall shower over, hand wash basin with mixer tap which sits upon a vanity unit and a low level W.C. The bathroom is fully tiled with complimentary vinyl floor tiles, obscure glazed rear window and a door which leads to the landing.



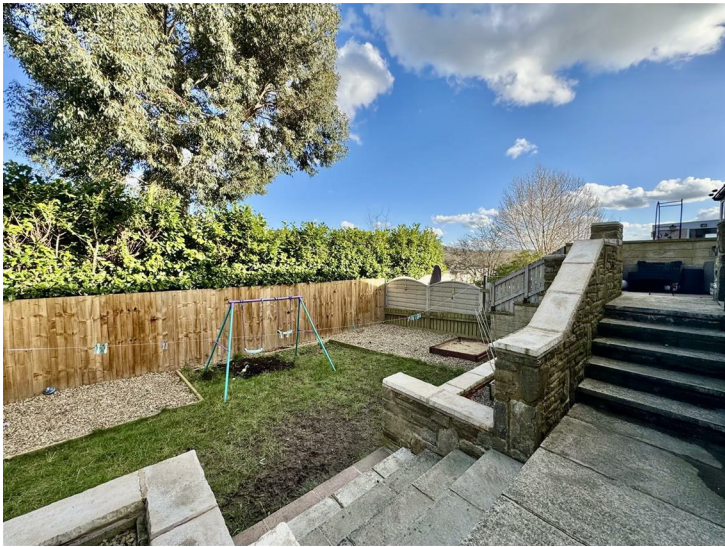
### **BASEMENT 21'9" max x 18'10" max**

Accessed from the rear garden is a good size basement which is separated into three areas with power, light and ideal for storage or could be ripe for conversion for an array of uses subject to planning. (Please refer to floorplan)

### **REAR GARDEN**

This well maintained, tiered rear garden can be accessed from the driveway. Offering fantastic far reaching views, there is a large sandstone patio area which offers entertaining space for Al fresco dining and ample room for garden furniture. Stone steps descend to the properties basement and to a fence enclosed lawn with ample space for a timber outbuilding if desired.









**EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Entered through double wrought iron gates is a block paved driveway with parking for multiple vehicles which continues to the side of the property to a single garage with up and over door and power. A timber gate opens to the rear of the property. To the side of the driveway is a lawned garden.





## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Garage / Driveway

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **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. \*

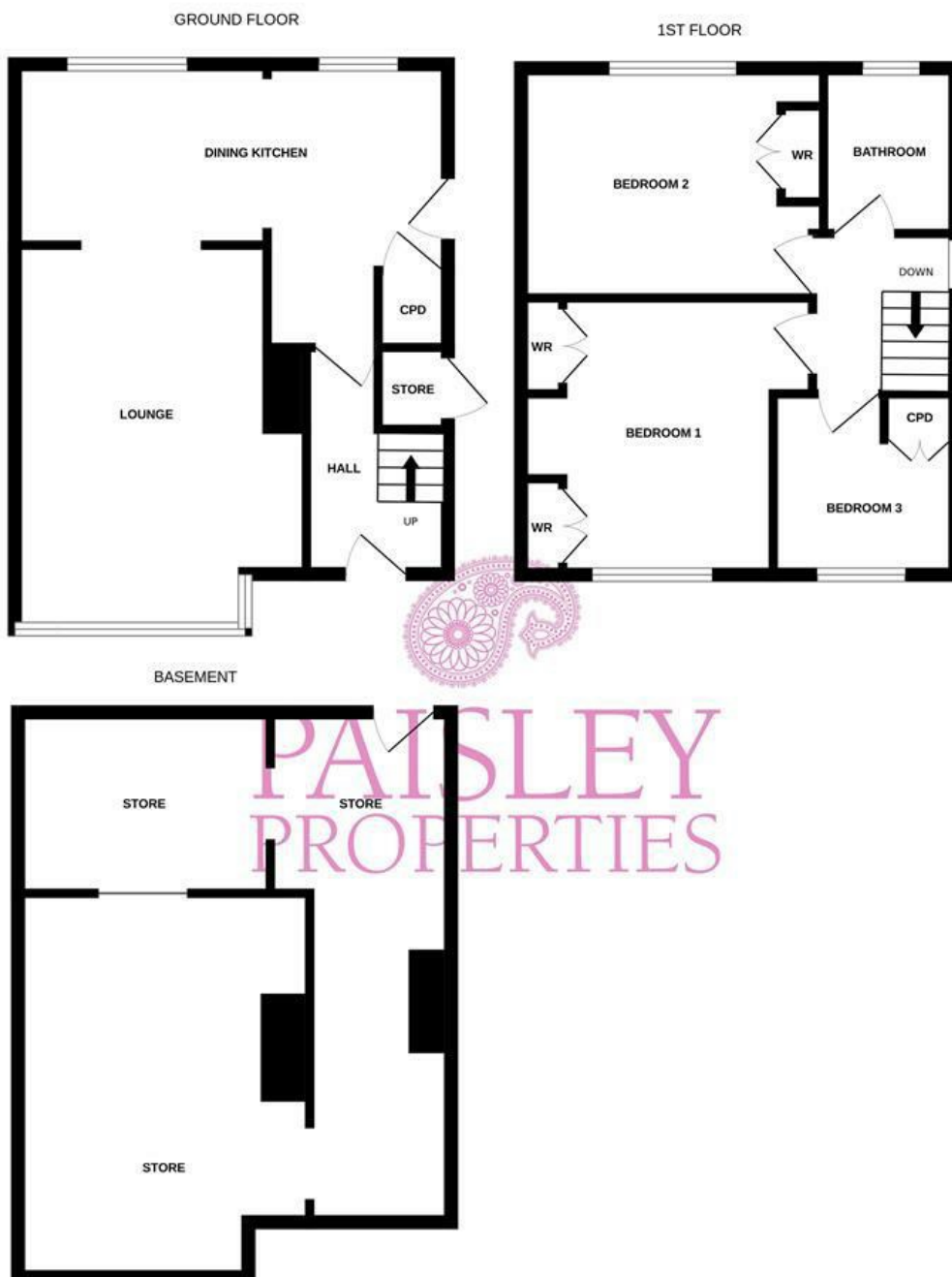
## **PAISLEY**

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>69</b>		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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

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