

34 Mitchell Avenue,
Waterloo HD5 8QF

OFFERS AROUND
£147,950



THIS CHARMING TWO DOUBLE BEDROOM MID TERRACE PROPERTY IS BEAUTIFULLY PRESENTED THROUGHOUT AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

PORCH 4'11" apx x 3'11" apx

You enter through a upvc door into this handy entrance porch which has space to remove and store outdoor clothing, a side window, practical laminate flooring underfoot and a door opens to the lounge.

LIVING ROOM 13'1" max x 12'11" max

This neutrally decorated living room has an inset fireplace with a stone hearth and mantle giving a lovely focal point to the room. There is ample space for furniture and a large window gives a view out to the front garden. There is laminate flooring underfoot and doors open to the dining kitchen and back through to the porch.



DINING KITCHEN 12'10" max x 9'10" max

This stylish kitchen is fitted with a range of dark grey gloss wall and base units, contrasting roll top work surfaces and a composite sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, space for fridge freezer and plumbing for a washing machine. This room has been thoughtfully designed to house a dining table and chairs to one side, there is a rear facing window, laminate flows underfoot and doors lead to the staircase, back through to the lounge and an external door opens to the garden..





FIRST FLOOR LANDING

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



BEDROOM ONE 12'10" max x 10'11" max

This generous sized double bedroom is well presented, has an integrated wardrobe and ample space for free standing furniture, A window gives a view over the street scene below and a door leads to the landing.



BEDROOM TWO 11'11" apx x 6'9" apx

A second double bedroom which has pleasant views over the rear garden. There is space for bedroom items and a door leads to the landing.



BATHROOM 5'6" apx x 5'6" apx

This attractive bathroom comprises of a three piece white suite including bath with waterfall shower over and glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled and has contrasting tile underfoot. The room has an obscure glazed rear facing window, a chrome towel radiator and a door which leads to the landing.



REAR GARDEN

To the rear is a good size garden which has a range of spaces to enjoy, a patio area with brick built storage, raised decking ideal for outdoor dining and relaxing and an artificial lawn with space for garden furniture.

There is access for neighbouring properties.



EXTERNAL FRONT

To the front of the property is a low maintenance lawn 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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 / Natural Spring
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.

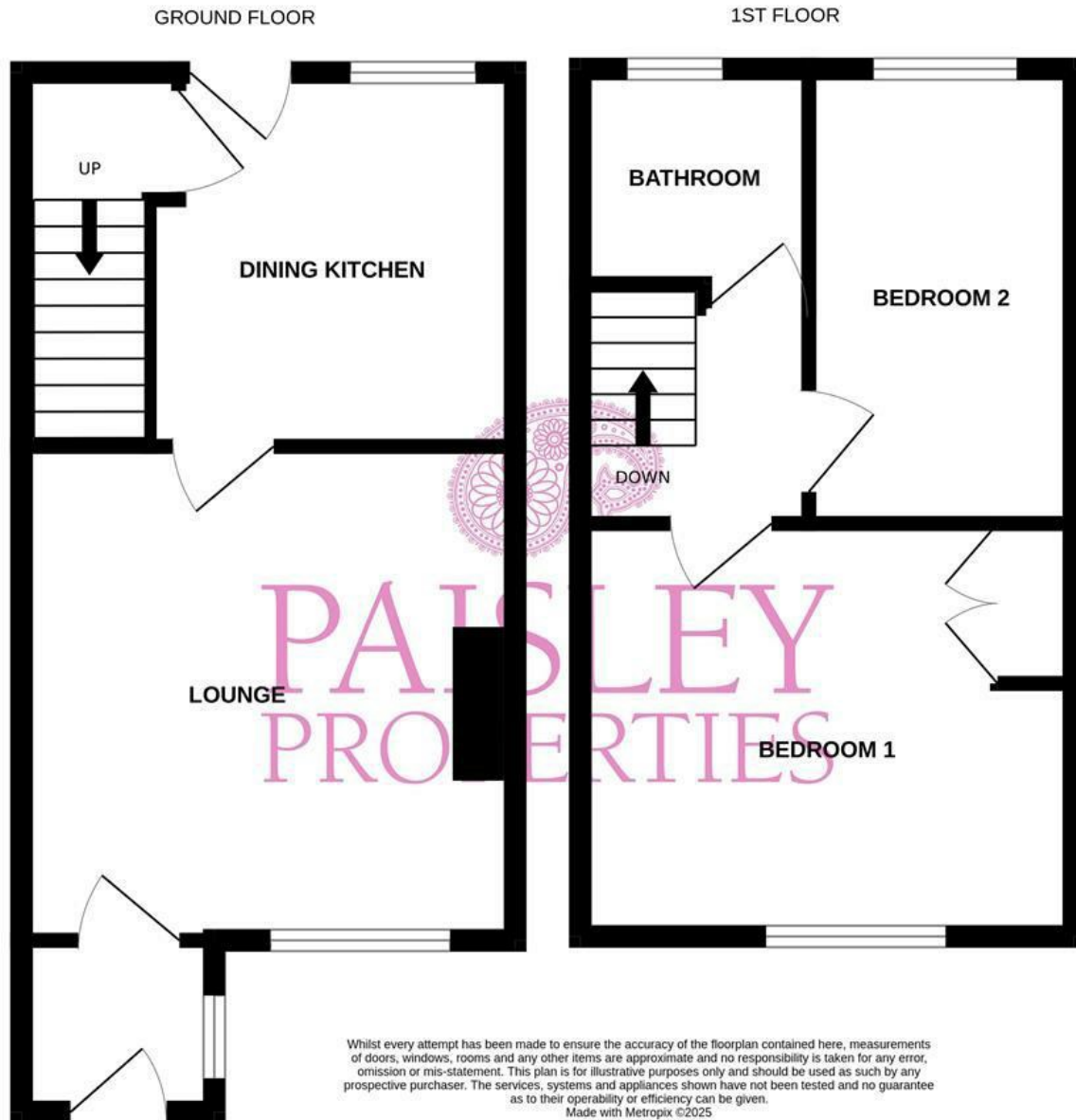
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 for a free, no obligation quote or for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	88
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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