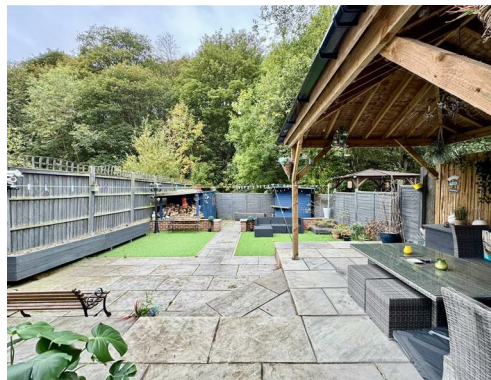


9 Westbrook Drive,
Waterloo HD5 0AG

OFFERS AROUND
£260,000



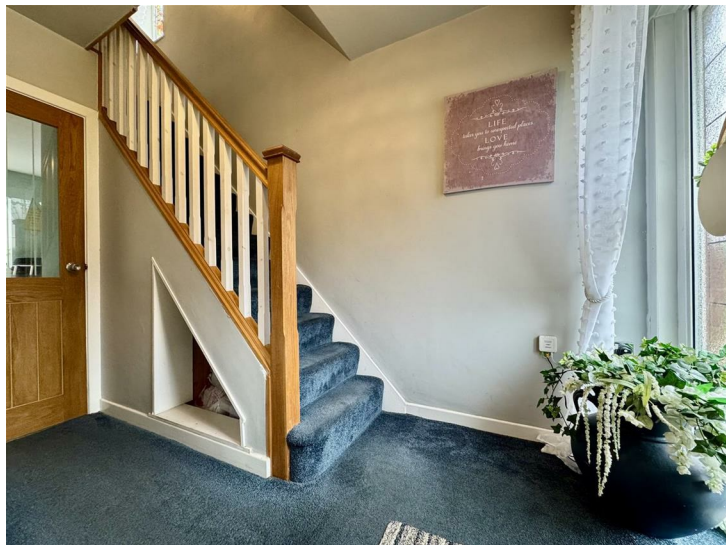
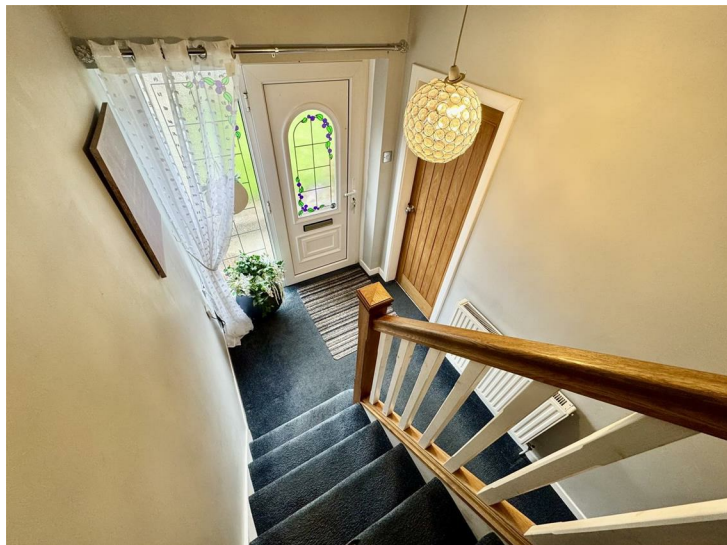
NESTLED ON A PEACEFUL CUL DE SAC IS THIS BEAUTIFULLY MAINTAINED AND RECENTLY EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTING A STUNNING DINING KITCHEN, ENCLOSED REAR GARDEN IDEAL FOR ENTERTAINING AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRES 2965 - CHARGES £10 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a white part glazed upvc door with side window into a welcoming entrance hallway. There is room for freestanding furniture, a useful understairs storage area and doors lead through to the living room and dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.



LIVING ROOM 15'11" max x 12'0" max

This generous size reception room is the perfect place to relax in the evening, the focal point being the inset timber fireplace with stone hearth housing a lovely log burning stove. The room is nicely decorated, has space for freestanding furniture and a bay style window gives a view of the front garden. A door opens to the hallway.



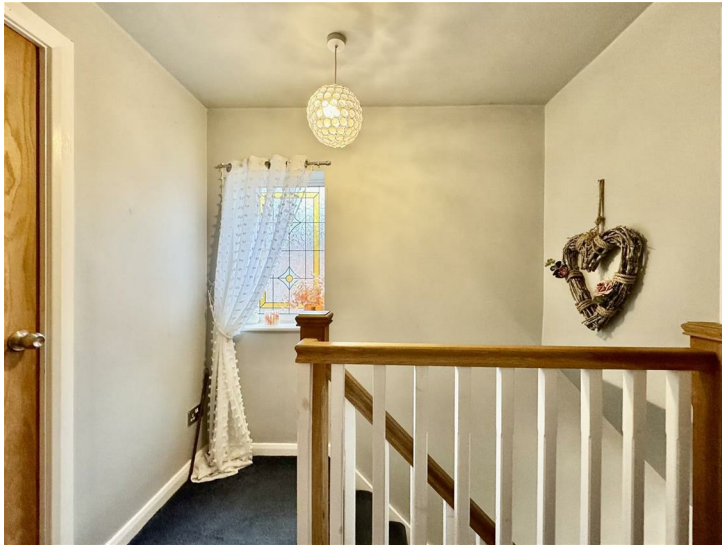
DINING KITCHEN 21'8" max x 18'3" max

Extended in recent years and flooded with natural light, this fantastic open plan dining kitchen really is the heart of the home and has dual aspect windows, a large velux and bifold doors which open to the rear garden offering pleasant views. The kitchen is fitted with a range of white wall and base units, complimentary roll top work surfaces with bevelled metro tile splash backs and a composite sink and drainer with a flexi mixer tap over. Integrated appliances include a fridge, freezer, plumbing for a washing machine and space for a range cooker with extractor fan over. An understairs cupboard houses the boiler and offers space for household items. There is space for a dining table, chairs and further freestanding furniture if required. Spotlights adorn the ceiling, laminate flooring flows underfoot and doors open to the side of the property and back through to the hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side facing stained glass window, doors lead to three bedrooms, the house bathroom and a hatch with a pull down ladder gives access to the part boarded loft.



BEDROOM ONE 12'1" max x 10'0" max to fitted wardrobes

This neutrally decorated double bedroom overlooks the the street scene below and benefits from a bank of fitted sliding wardrobes, ample space for freestanding furniture and a door leads to the first floor landing.



BEDROOM TWO 12'7" max x 9'10" max

This good sized double bedroom is well presented and has plenty of space for freestanding furniture. A window gives pleasant views over the garden and a door leads to the first floor landing.



BEDROOM THREE 7'4" max x 7'4" max

A bright single bedroom located to the front of the property having fitted bulk head storage and which could alternatively used as an office for those working remotely. A door leads to the first floor landing.



BATHROOM 6'8" apx x 5'4" apx

This stylish bathroom is fitted with a white three-piece suite, including a bath with panel tower shower and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot and spotlights to the ceiling. A rear obscure window allows light to flow through and a door leads through to the landing.



REAR GARDEN

Great for entertaining and family gatherings, this good sized, fence enclosed garden can be accessed through from the side of the property through a timber gate and out through the dining kitchen bi fold doors. The garden offers an excellent range of spaces to enjoy which includes patio areas, artificial lawn, a pergola which offers space for Al fresco dining, barbecues and ample room for garden furniture. To the bottom of the garden is another patio housing a timber built bar, storage shed and log store. There is also the added bonus of an outdoor W.C.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a low level wall and a lawn with flower bed borders. A path leads to the front door and a driveway leads down the right side of the property which provides parking for multiple vehicles and has an integrated storage space.





***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 YEARS

Start date - 01/05/1966

Years remaining - 940

ADDITIONAL COSTS:

Ground rent - £10 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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.

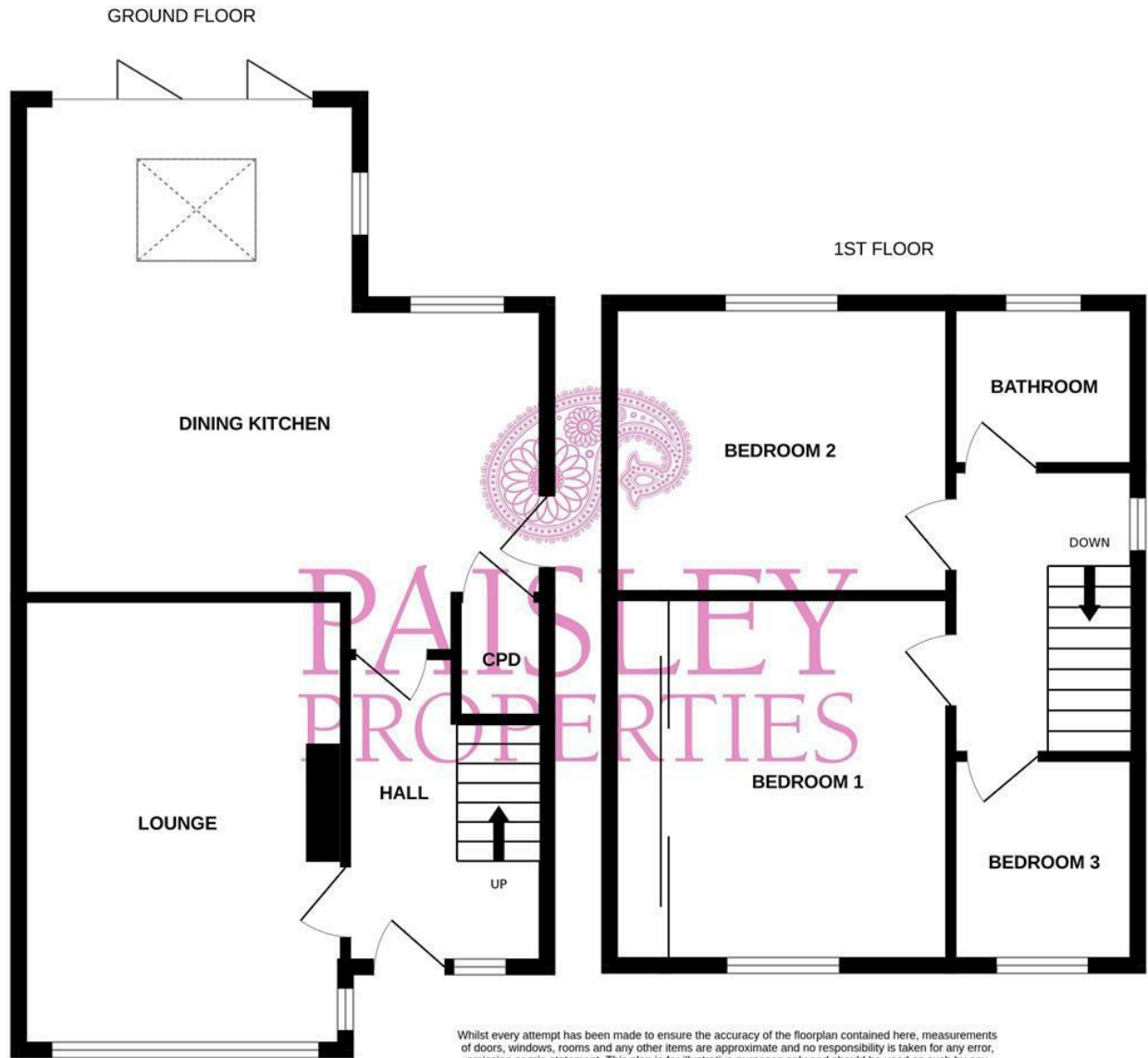
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

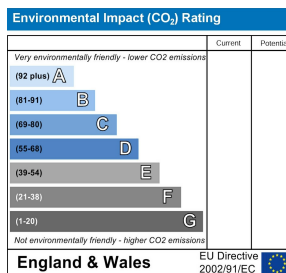
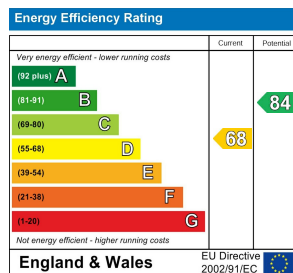
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 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.
Made with Metropix ©2025



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

PAISLEY
PROPERTIES