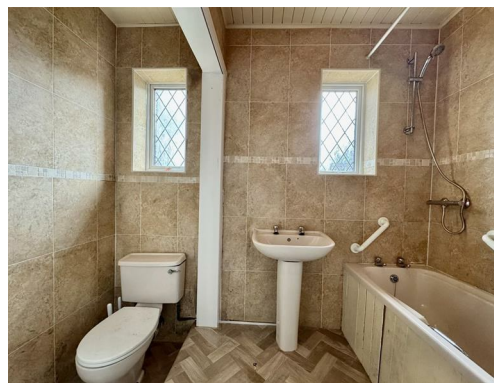


53 Mitchell Avenue,
Waterloo HD5 8QF

OFFERS AROUND
£169,000



THIS WONDERFUL THREE BEDROOM END TERRACE FAMILY HOME BOASTS
DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, WELL MAINTAINED LOW
MAINTENANCE GARDENS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC door into the welcoming entrance hallway with space to remove coats and shoes, a door leads through to the lounge and a staircase with a timber balustrade ascends to the first floor landing.

LOUNGE 15'3" x 13'10" max



This light and airy room has a timber fireplace and marble hearth housing a coal effect gas fire, a good amount of space to accommodate free standing living room furniture, alcoves to either side of the chimney breast and large window gives a view over the front garden and driveway. Doors open to the dining kitchen and back through to the entrance hallway.

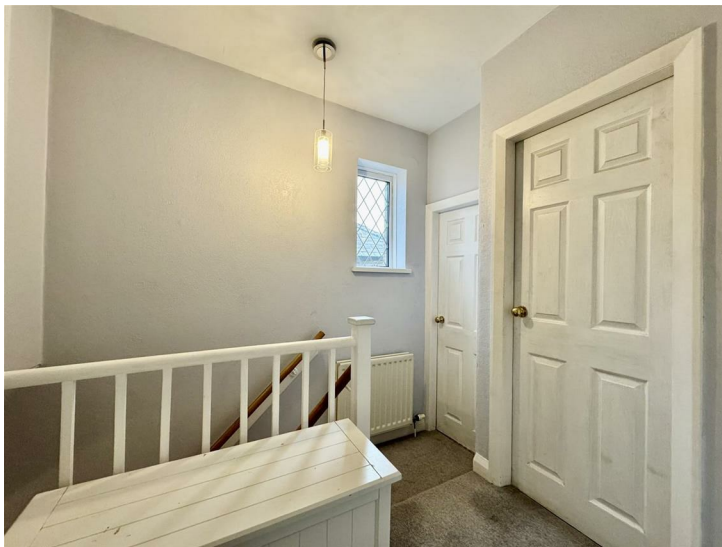
DINING KITCHEN 18'4" x 7'10" max



Spanning the rear of the property is the modern dining kitchen which has been fitted with pale grey wall and base units, contrasting roll top work surfaces with tile splashbacks and a composite sink and drainer with mixer tap over. The kitchen benefits from a range of integrated appliances such as a four ring gas hob with extractor fan over, electric oven, fridge, freezer, washing machine and room for a dining table and chairs, two rear facing windows let natural light flood through the space and vinyl flooring flows underfoot. A bifold door opens to the handy understairs storage cupboard ideal for household items and an external composite door leads to the rear garden.



FIRST FLOOR LANDING



Stairs ascend to the first floor landing with a side window, space for freestanding furniture and doors lead through to three bedrooms, house bathroom and a hatch gives access to the loft.

BEDROOM ONE 12'8" x 9'4" max to fitted wardrobes



This generous sized and well presented double bedroom benefits from a bank of recently fitted wardrobes, space for freestanding furniture, a large front facing window fills the room with light and gives views over the front garden and street scene beyond. A door leads to the landing.

BEDROOM TWO 11'4" x 9'1" max



Another good sized double bedroom with space for bedroom furniture is situated at the rear of the property with views over the rear garden, allotments and a door leads to the landing.

BEDROOM THREE 9'1" x 6'7" max



Located at the front of the property is this bright single bedroom with bulk head, space for freestanding furniture and a door leads to the landing.

BATHROOM 8'6" max x 5'9" max



The bathroom is fitted with a three-piece suite including a bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled, has complimentary vinyl flooring underfoot, two rear obscure windows and doors lead on to the landing.

REAR GARDEN



Accessed from the driveway through a wrought iron gate or from the dining kitchen is this well maintained and low maintenance pebbled garden ideal for outdoor dining and with ample space for garden furniture. At the rear of the garden are raised flower beds with colourful bushes, plants and shrubs.

There is a shared access path for the next door neighbour.

EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway for multiple vehicles which gives access to the rear. Stone steps lead up to the front door and there is a good size low maintenance pebbled garden with fencing ideal for sitting out and for pots/planters.



***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:
Driveway

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

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.

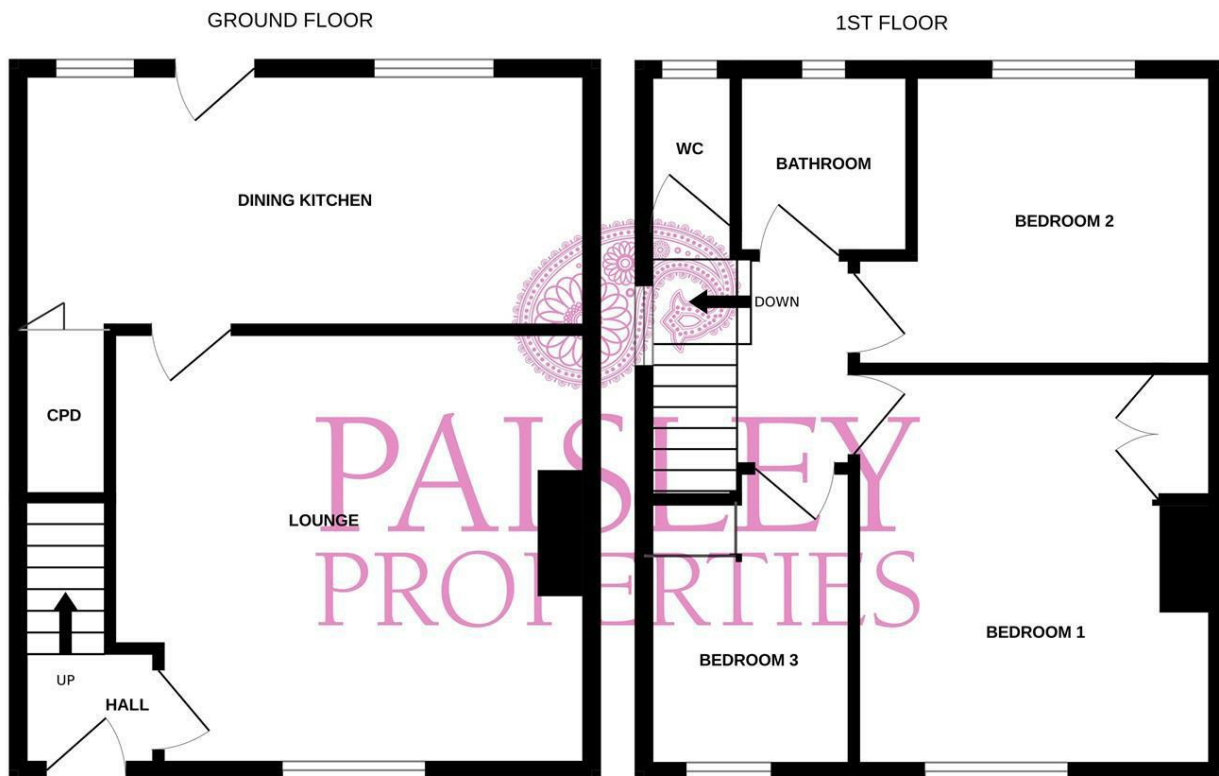
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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 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) 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		
	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	

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