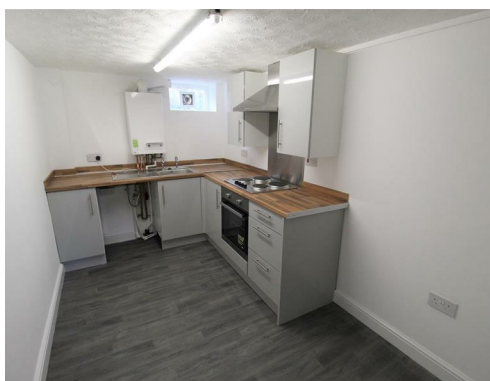


604/604a Wakefield Road,
Waterloo HD5 8PZ

£210,000



****ATTENTION INVESTORS ONLY, CURRENTLY TENANTED AND BRINGING IN £1320 PCM****
HAVING UNDERGONE A PROGRAM OF UPGRADE AND MODERNISATION IS THIS BEAUTIFULLY PRESENTED, DECEPTIVELY SPACIOUS, 4
DOUBLE BEDROOM MID TERRACE PROPERTY WITH SELF CONTAINED STUDIO APARTMENT UNDERNEATH, FRONT AND REAR
GARDENS AND IS IDEALLY LOCATED FOR TRAVEL INTO THE TOWN CENTRE.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

PAISLEY
PROPERTIES

604 WAKEFIELD ROAD ACCOMMODATION

ENTRANCE

You enter the property through a newly fitted, dual colour Upvc, partially glazed door into the lounge.

LOUNGE 15'2" x 12'11" apx

This spacious reception room has ample room for free standing furniture, newly decorated and carpeted, a large front facing window overlooks the front garden, and a doorway leads through to the dining kitchen.



DINING KITCHEN 12'11" x 13'0" max

The dining kitchen comprises of beautiful, modern, newly fitted kitchen with grey gloss wall and base units, wood worktops with matching up stands, Beko oven and separate grill, Zanusse four ring electric hob with stainless steel splash back and cooker hood above, composite sink unit with pull-out spray mixer tap over, a cupboard houses the newly fitted Vokera boiler, wood effect vinyl flooring underfoot, ample space for a freestanding fridge/freezer and dining table. A rear window faces over the rear patio garden and doorways leads to the downstairs w.c/utility, lounge and a newly fitted dual colour upvc door leads outside.





DOWNSTAIRS W.C / UTILITY

This useful space has been formed off the dining kitchen and under the stairs to create a handy downstairs w.c/utility, fitted with a white push flush w.c, modern vanity sink unit with mixer tap over, a continuation of the vinyl flooring underfoot and plumbing for a washing machine.

FIRST FLOOR LANDING

Inbetween the lounge and dining kitchen a staircase ascends to the first floor landing, doorways lead into the two bedrooms, bathroom and a further staircase ascends to the second floor.

BEDROOM ONE 13'0" x 12'4" max

Located at the front of the property this is a spacious double bedroom with high ceiling and front facing window overlooking the garden and views beyond. Ample room for free standing furniture, newly decorated and fitted carpet and a doorway leads to the landing.



BEDROOM TWO 9'11" x 12'4" max

Located at the rear of the property is this good sized double bedroom, recently decorated and newly fitted carpet, a large window over looks the rear garden and a doorway leads to the landing.



BATHROOM 5'0" x 9'2" max

This recently fitted, modern bathroom suite comprises of a white bath with mixer tap over, push flush w.c set in a concealed cistern unit, vanity sink unit with mixer tap over and mosaic style tiled splash back, enclosed corner shower cubicle with double sliding doors and fitted Bristan shower. Tall chrome heated towel rail, tiled to the splash areas with attractive grey tiling, vinyl flooring underfoot, rear facing window and a doorway leads to the landing.



SECOND FLOOR

A staircase ascends from the first floor landing to the second floor and gives access to bedrooms three & four.

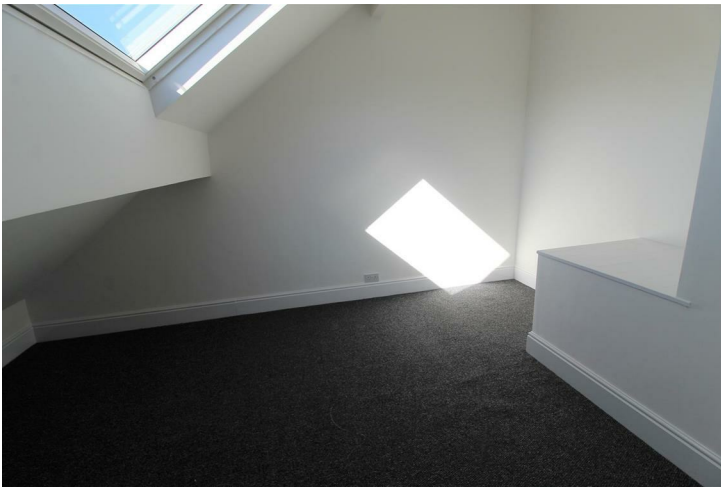
BEDROOM THREE 13'0" x 15'5" max

Located at the front of the property this is a spacious double bedroom with ample space for freestanding furniture. a Velux window lets in lots of natural light, newly decorated and fitted carpet and a doorway leads to the second floor.



BEDROOM FOUR 12'11" x 15'2" max

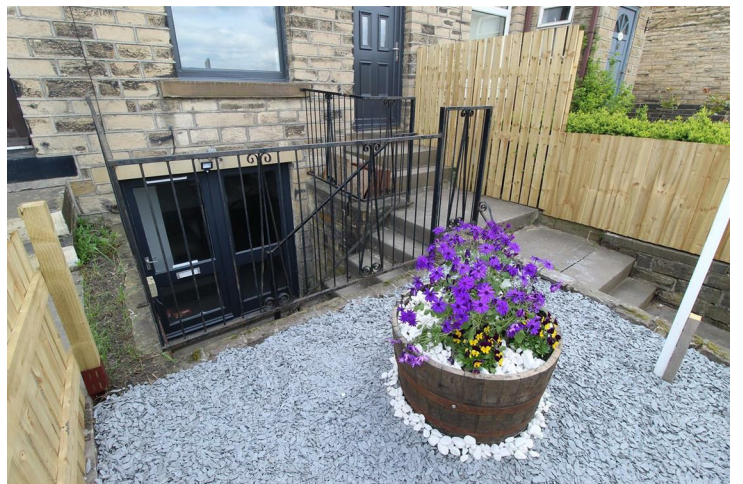
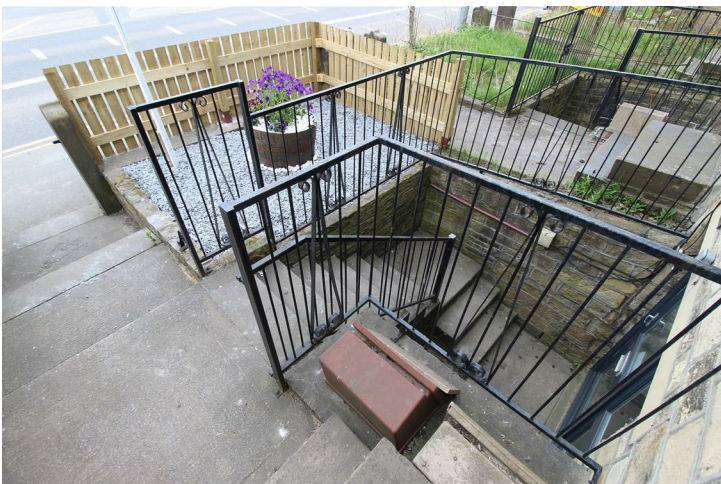
Located at the rear of the property this spacious double bedroom, newly decorated and fitted carpet, a Velux window lets in lots of natural light, loft hatch access, ample space for free standing furniture and a doorway leads to the second floor.



EXTERNAL

To the front of the property there are steps that lead up to the front door. A low maintenance pebbled garden area is shielded by a newly erected timber fence and stairs descend to the studio apartment below with wrought iron railing.

To the rear of the property is a good sized patio garden ideal for sitting out.





604A WAKEFIELD ROAD ACCOMMODATION

ENTRANCE

You enter the property through a timber and glazed door into the lounge/bedroom.

LOUNGE/BEDROOM 12'10" x 18'3" max

Located at the front of the property is this good sized room with living space at one end and space for a bed at the other. Chimney breast with exposed mantle and hearth, under stairs cupboard space, newly decorated and newly fitted carpet, a window adjacent to the front door lets in natural light and doorways lead to the kitchen and bathroom.



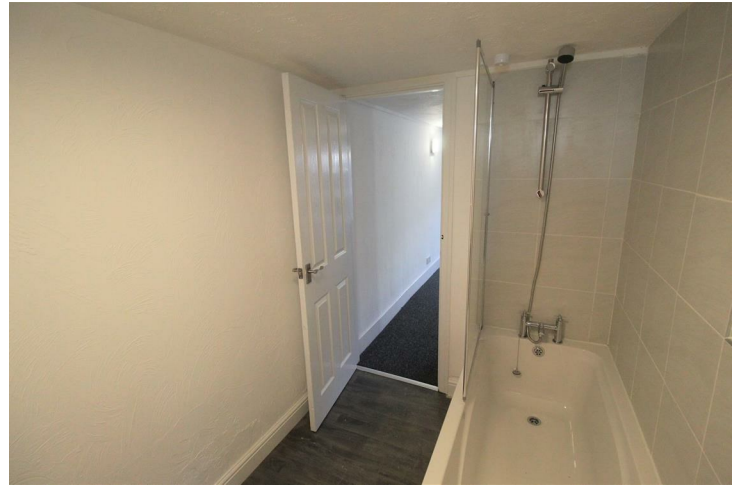
KITCHEN 12'4" x 6'11" apx

A newly fitted, modern kitchen with grey gloss wall and base units with wood effect worktops and matching upstands, four ring Zanussi hob and oven, stainless steel back cloth and extractor fan, wall mounted Vokera boiler, stainless steel sink and drainer and vinyl wood effect flooring. There is room for a freestanding fridge/freezer and dining table, a small obscure window with extractor fan inset, plumbing for a washing machine and a doorway leads to the lounge/bedroom.



BATHROOM 9'6" x 5'6" apx

Again a beautiful, newly fitted, modern, bathroom suite comprising of a white bath with shower attachment over, glass splash screen, combination sink and push flush w,c unit with hidden cistern and storage, tiled to the splash areas, wood effect vinyl flooring underfoot and positioned at the rear of the property with a small window with inset fan and a doorway leads to the lounge/bedroom.



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.

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.

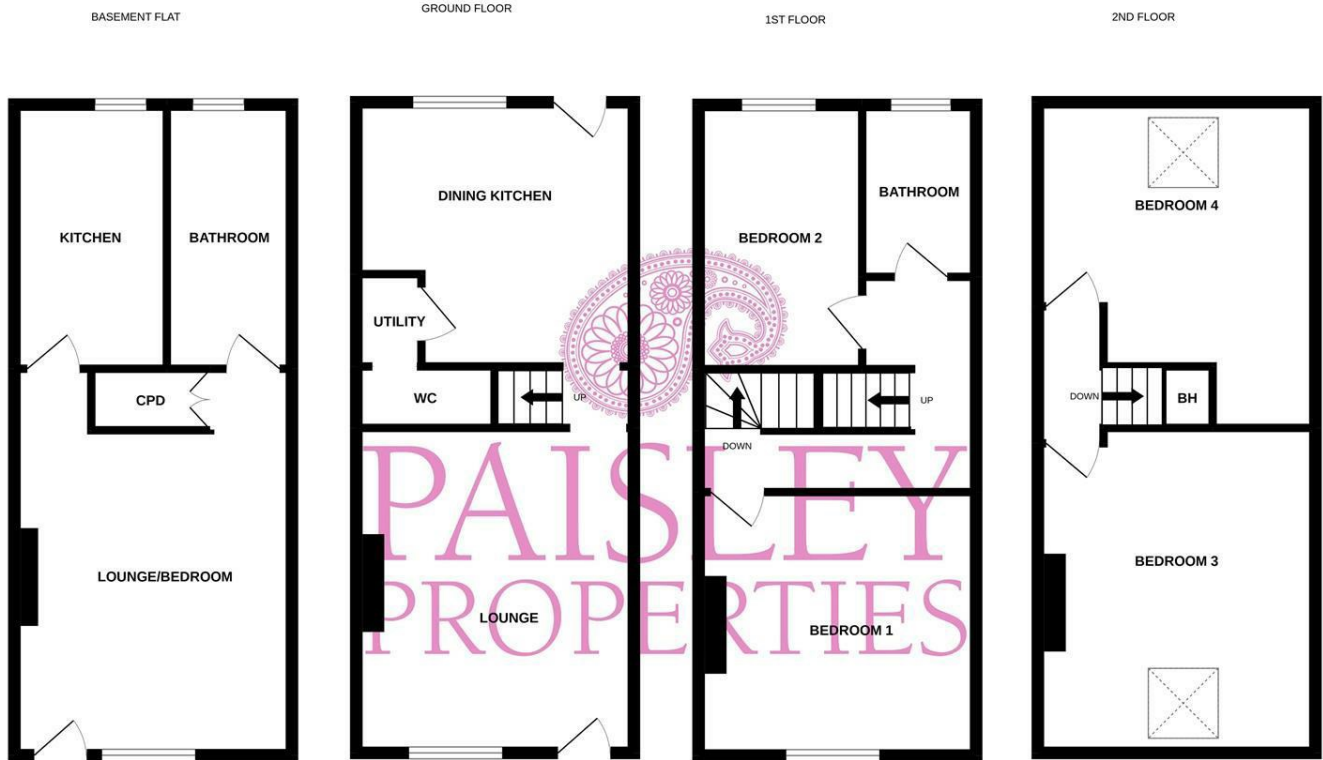
SURVEY TEXT

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.

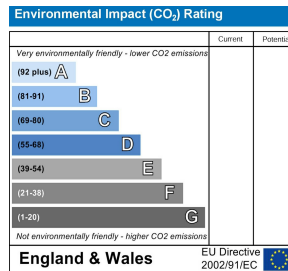
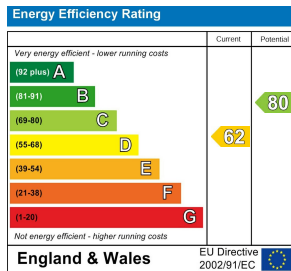
MORTGAGES

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. *



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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