



169 Penistone Road, Waterloo, Huddersfield, HD5 8RW
Offers In The Region Of £275,000

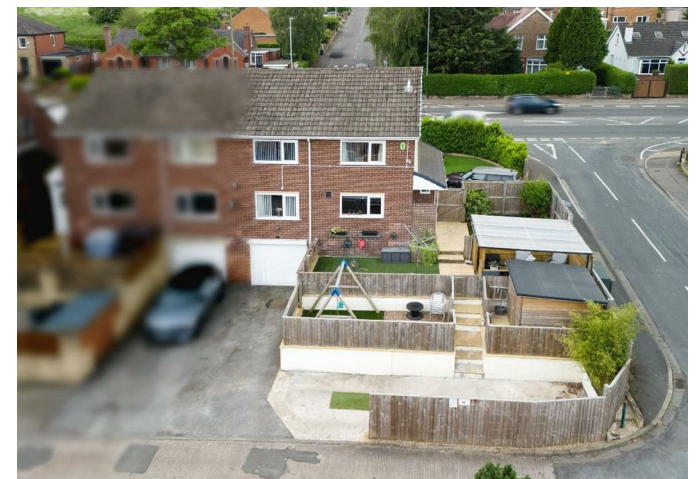
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This semi-detached property has undergone an extensive programme of renovation and boasts extremely deceptive accommodation over 3 floor levels ideal for a growing family. Having new kitchen and bathroom fitted, triple and double glazing, modern central heating system, full re-wire and the majority of rooms have been re-plastered.

The accommodation briefly comprises:- entrance hall, cloakroom/WC, lounge/dining area, fitted kitchen and bedroom. Lower ground floor with utility, garage/workshop and games room providing additional space for entertainment and storage. To the first floor there are 3 further bedrooms and 4 piece modern bathroom suite.

One of the standout features of this property is the large corner plot it sits on, offering privacy and low maintenance landscaped gardens. With off road parking for 4 vehicles and garage, the property seamlessly combines modern living with ample space, privacy, and convenience. An internal viewing is highly recommended to appreciate this well presented property.

Energy Rating: C





GROUND FLOOR:

Porch

The porch has a composite entrance door and an internal uPVC door leads to the hallway.

Entrance Hall

Having solid oak doors to the living accommodation, a staircase rising to the first floor and a central heating radiator.

Cloakroom/WC

Having a low flush WC, hand wash basin, panelling to the walls and a uPVC double glazed window.

Kitchen

11'10" x 6'9" (3.61m x 2.06m)

The kitchen has a range of high gloss grey wall and base units with wooden work surfaces over and inset sink unit. Integrated appliances include fridge, freezer, oven, microwave and dishwasher. There is a uPVC double glazed window, external door and internal access door which leads to the lower ground floor utility/garage and games room.

Lounge/Dining Area

25'2" x 11'8" max (7.67m x 3.56m max)

This spacious reception room has 2 central heating radiators, uPVC triple glazed window to the front and double glazed window to the rear.

Bedroom 2

12'3" x 9'11" (3.73m x 3.02m)

This versatile double room can be utilised in a variety of different ways and has a central heating radiator and a triple glazed uPVC glazed window to the front.

LOWER GROUND FLOOR:

Utility Room

12'0" x 7'0" (3.66m x 2.13m)

The utility has space and plumbing for a washing machine and dryer, fitted storage cupboards, sink unit and space for an additional fridge freezer.

Games Room

11'6" x 9'6" (3.51m x 2.90m)

This room is ideal for a teenager requiring their own space or those that work from home. Having power, lighting and a central heating radiator.

Integral Garage

17'9" x 11'9" (5.41m x 3.58m)

The garage has an electric door to the front, internal power and lighting. The rear section of the garage has been partitioned off to create a workshop/store (11'10" x 7'5") but can be put back as one if required. The maximum length of the garage would then be 25'5".

FIRST FLOOR:

Landing

Having oak doors to the bedrooms and bathroom and access to a large double built-in store cupboard. The landing gives access to the loft which is boarded for storage.

Bedroom 1

11'3" to robe doors x 9'9" (3.43m to robe doors x 2.97m)

Having a range of floor to ceiling fitted robes with sliding mirrored door fronts, a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom 3

11'9" x 8'11" (3.58m x 2.72m)

Having a central heating radiator and a triple glazed window.

Bedroom 4

11'11" x 7'1" (3.63m x 2.16m)

Also having a central heating radiator, built in wardrobe and a uPVC double glazed window.

Bathroom

This lovely spacious bathroom has a four piece suite comprising a large free standing bath tub with central mixer tap, separate shower enclosure, wc, hand wash basin, ladder style radiator and a uPVC double glazed window.

OUTSIDE:

The front garden is nicely screened from the roadside by laurel hedging and offers a low maintenance garden with artificial grassed section and gravelled off road parking space to the

side. Also to the side is a further artificial grassed section ideal for sitting out in the summer months/BBQ's with adjacent under cover decked area, great for entertaining even if it rains! Flagged steps lead down to a level soft play area for younger children and there is a large timber shed. Additional off road parking for 3 vehicles can be found to the rear.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. At the Waterloo traffic lights, bear right onto the A629 Penistone Road where the property can be found shortly after the Morrisons supermarket on the left hand side.

TENURE:

Leasehold - Term: 999 years from 1 November 1968 / Ground Rent : £12

COUNCIL TAX BAND:

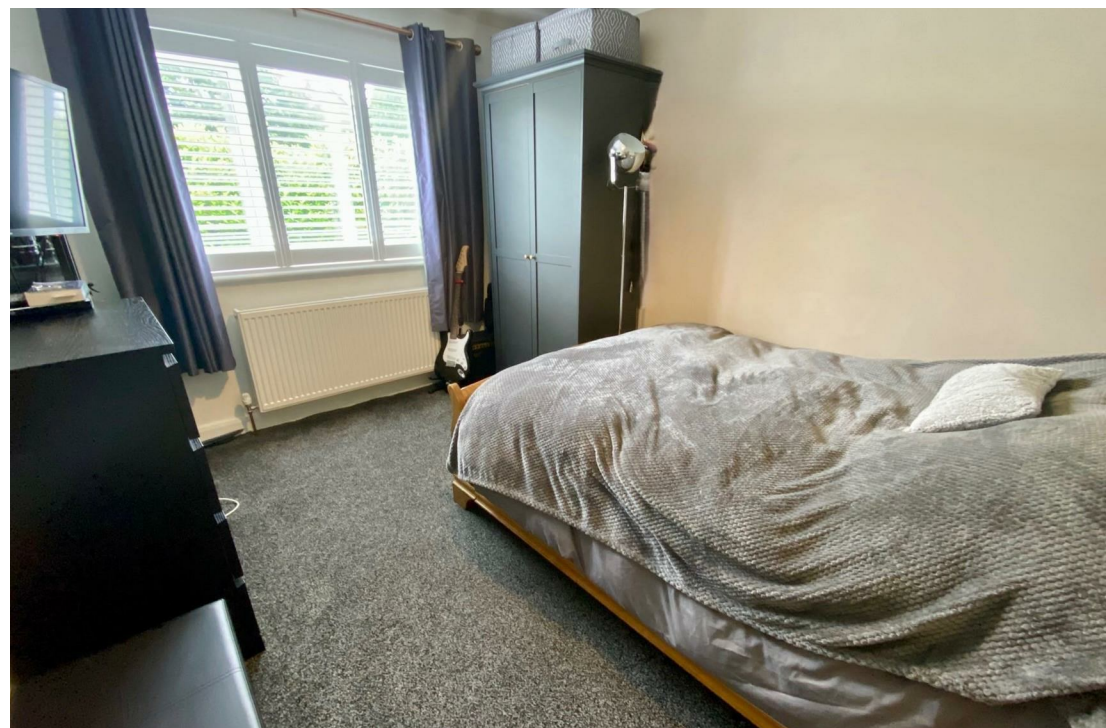
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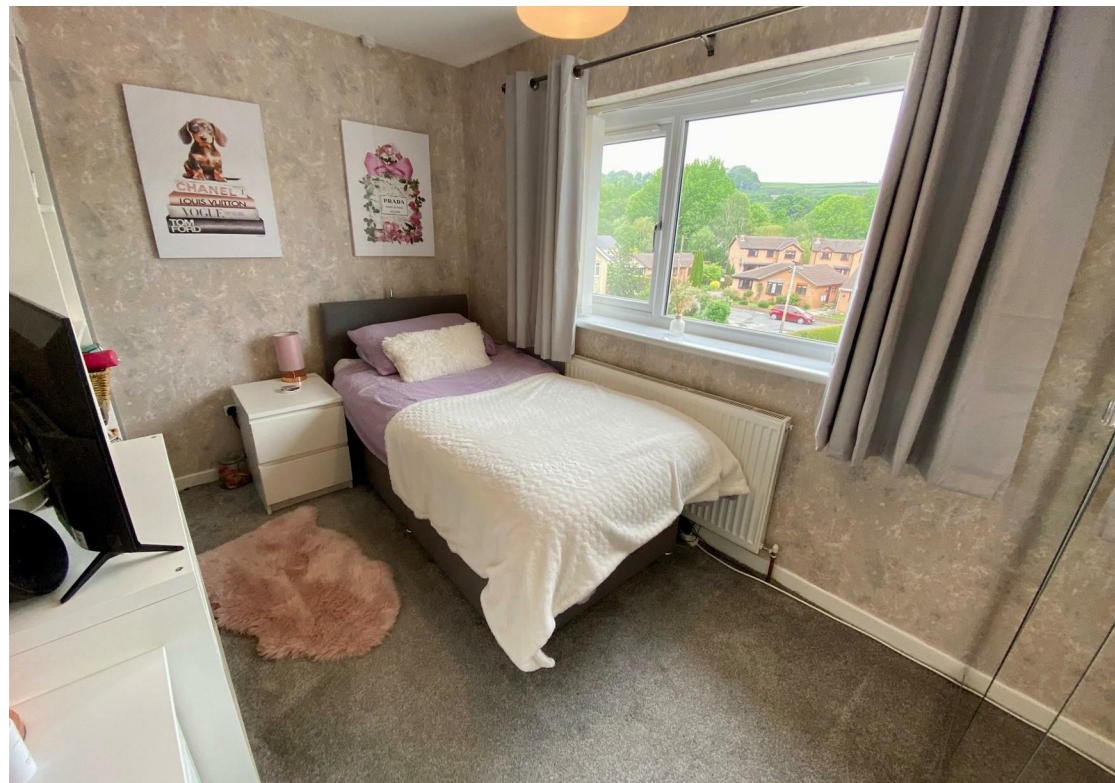
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

ONLINE CONVEYANCING SERVICES:

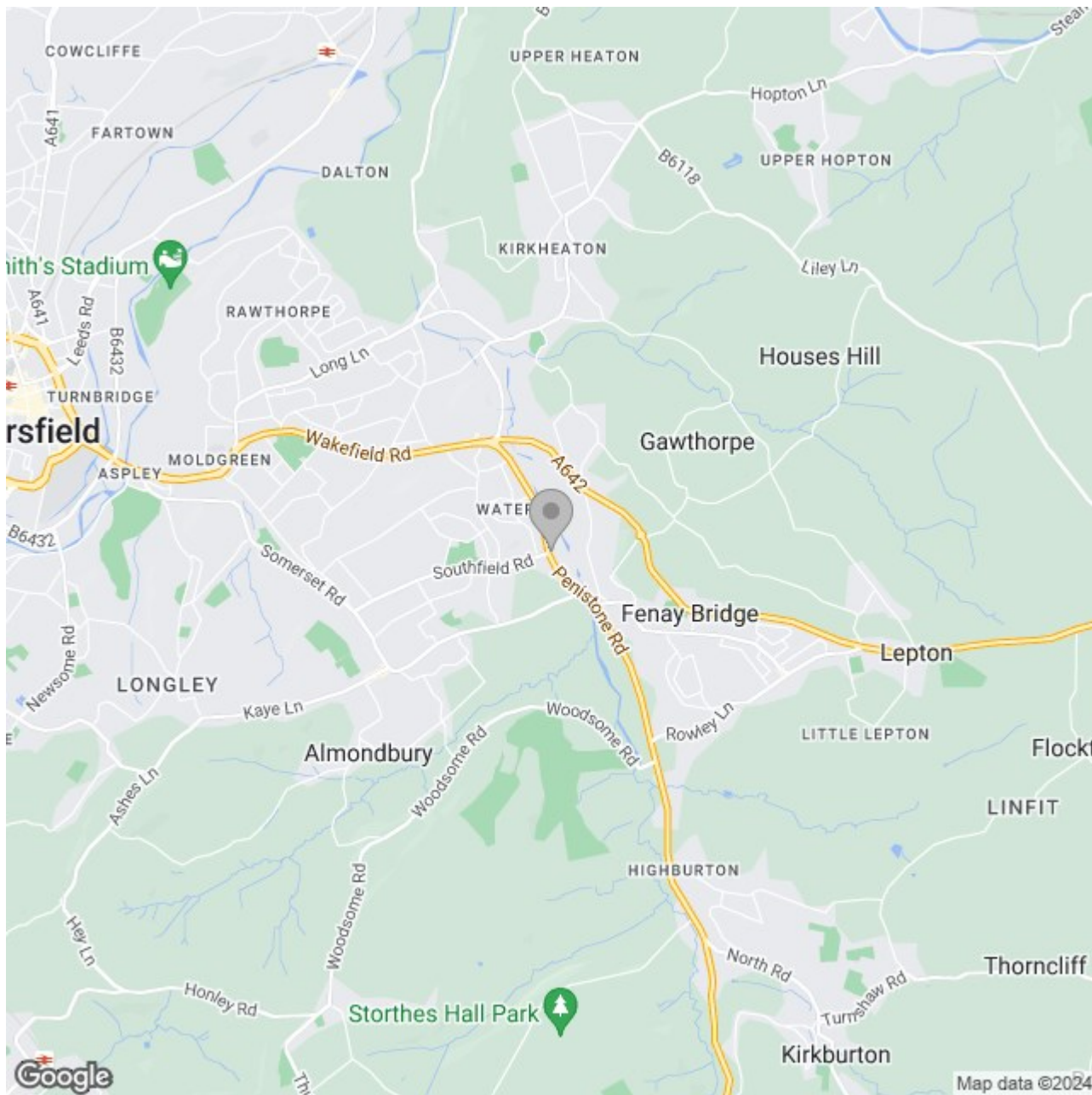
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







(1) Excluding balconies and terraces	Approximate total area¹⁰
Reduced headroom (below 1.5m/4.92ft)	1530.79 ft ² 142.22 m ²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	Reduced headroom
GIRAFFE360	14.1 ft ² 1.31 m ²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY