



17 Mereside, Waterloo, Huddersfield, HD5 8SX

£220,000

bramleys
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For sale

bramleys

This three storey, 3 DOUBLE bedroom, end town house enjoys a cul-de-sac location and offers immaculately presented accommodation ideally suited to the first time buyer, young family or professional couple. Comprising: entrance hallway, cloakroom/wc, fitted kitchen with integrated appliances, spacious lounge with French doors leading out to the rear garden, 2 first floor double bedrooms, family bathroom and to the second floor is a spacious master bedroom with an extensive range of fitted wardrobes and en-suite shower room. Externally, there is off-road parking by way of a driveway to the front and lawned garden to the rear. Also having an EV charging point, gas fired central heating, uPVC double glazing and security alarm system. The property is conveniently situated for amenities within Waterloo and Fenay Bridge, including Morrisons supermarket and the Gallagher retail park which includes M&S and Aldi.

Energy Rating: C



GROUND FLOOR:

Entrance Hall

Accessed via a uPVC entrance door and having laminate flooring, a central heating radiator and a staircase rising to the first floor.

Cloakroom/WC

Furnished with a 2 piece suite comprising of a low flush WC and pedestal wash hand basin. There is also a central heating radiator and a uPVC double glazed window.

Kitchen

11'11" x 6'4" (3.63m x 1.93m)

The kitchen has a range of wall and base units with working surfaces over, integrated appliances include fridge, freezer, gas hob with extractor hood over and dishwasher. There is a

stainless steel sink unit with side drainer, tiling to the floor and a cupboard housing the central heating boiler. The kitchen also has a uPVC double glazed window to the front elevation and space and plumbing for a washing machine,.

Lounge/Dining Area

17'5" max x 12'10" (5.31m max x 3.91m)

Offering ample space for a dining table and chairs. This light and airy room has a fireplace surround with electric pebble effect fire and a central heating radiator. A set of French doors give access to the rear garden.

FIRST FLOOR:

Landing

Having a central heating radiator and a large built-in linen cupboard.

Bedroom 2

10'9" x 10'9" excluding wardrobes (3.28m x 3.28m excluding wardrobes)

Situated to the rear, having fitted floor to ceiling wardrobes to one wall, a central heating radiator and two uPVC double glazed windows.

Bedroom 3

12'11" x 7'7" max (3.94m x 2.31m max)

With a central heating radiator and two uPVC double glazed windows.

Bathroom

Having tiling to the floor and walls, an extractor fan, ladder style radiator and a three piece suite comprising a bath with shower attachment over, low flush WC and a pedestal wash hand basin.

SECOND FLOOR:



Landing

Having a central heating radiator.

Master Bedroom

21'5" x 9'4" max (6.53m x 2.84m max)

This spacious double room has fitted wardrobes to 2 walls, 2 central heating radiators, a uPVC double glazed window and a Velux window. This room also has a loft ceiling hatch.

En suite Shower Room

Furnished with a low flush WC, corner shower enclosure, pedestal wash hand basin, tiled flooring, extractor fan and a Velux window. This room also gives access to the eaves which provides additional storage.

OUTSIDE:

To the front of the property there is a driveway which provides off road parking and a gravelled section. A path down the side of the property leads to the rear enclosed garden which has a patio seating area and lawn. The rear garden also houses a garden store. There is also an EV charging point to the side of the property.

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 v i a Wakefield Road passing through the traffic lights at Aspley

and at Moldgreen proceed into Waterloo and bear right onto Penistone Road. Continue passed Morrisons Superstore on the left hand side taking the next left hand turning onto Mereside, follow the road round and the property can be found on the left hand side.

TENURE & MANAGEMENT FEE:

Freehold

Please note, the vendor of the property pays a communal management fee of £524.60 per annum. This goes towards the upkeep of the children's playground and green areas on the estate.

COUNCIL TAX BAND:

C

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:

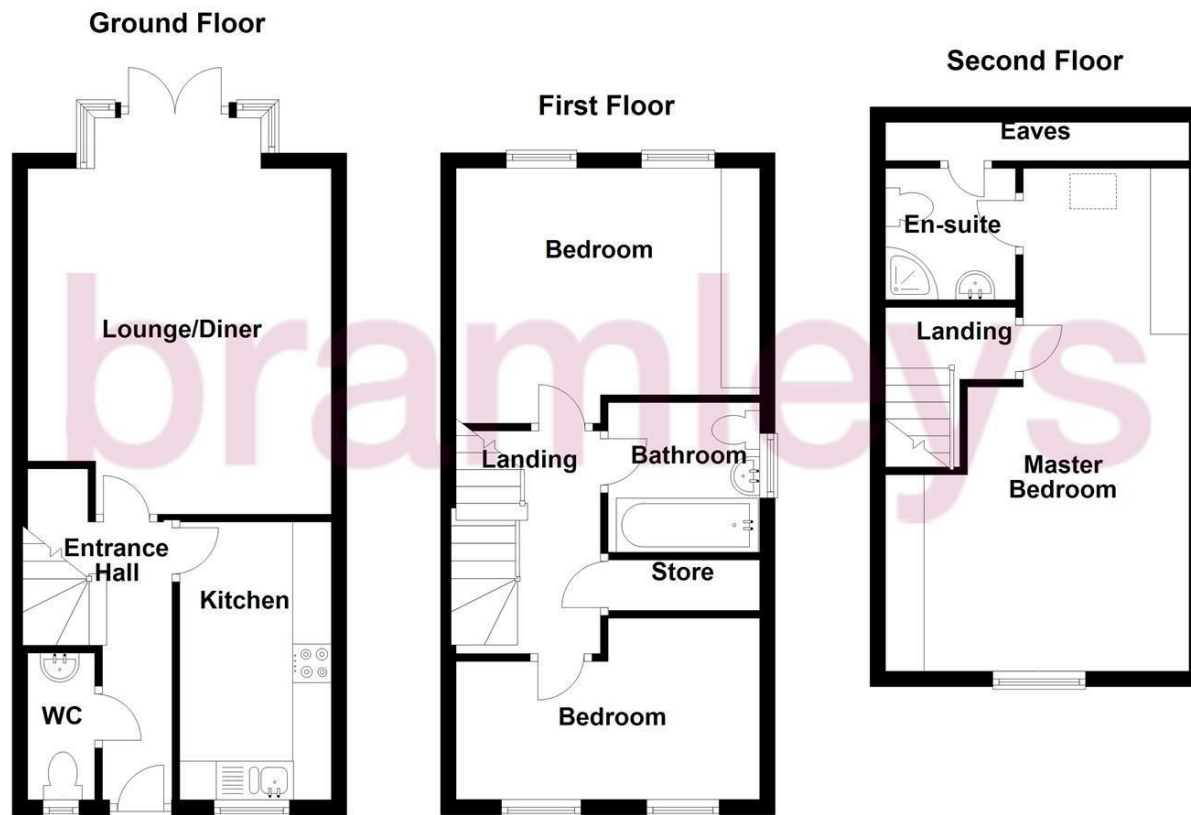
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.


VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	74	
(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 insitu 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

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