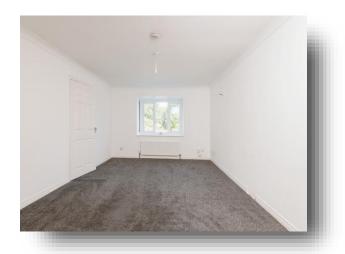


Greenside Crescent, Waterloo, Huddersfield HD5 8QJ

welcome to

Greenside Crescent, Waterloo, Huddersfield

An immaculate family home in the highly sought after Waterloo close to local amenities. Offered with no onward chain, off-road parking, a detached garage and generous sized rooms. Making it ideal for growing families looking to settle in a peaceful location.













Ground Floor Entrance Hall

A carpeted entrance hallway entered via a UPVC door with a radiator and an under-the-stairs storage cupboard.

Downstairs Wc

A downstairs W/C is found just off the hallway with a radiator, a low flush W/C, a pedestal hand wash basin, vinyl flooring and one double glazed window to the front.

Lounge

15' 1" plus bay x 11' 10" (4.60m plus bay x 3.61m)

A spacious room with brand new carpet, a radiator and a double glazed bay window to the front. An archway leads through to the dining room.

Dining Room

8' 10" x 10' 6" (2.69m x 3.20m)

A carpeted dining room with a radiator and UPVC French doors overlooking the rear garden.

Kitchen

8' 9" x 10' 4" (2.67m x 3.15m)

A brand new, high-end fitted kitchen with high gloss units, an integrated fridge/freezer and a dishwasher, space for a washing machine, along with an electric hob and an integrated electric oven. The kitchen has a laminate flooring and laminate wood-effect worktops with a 1.5 sink and drainer. One double glazed window overlooks the rear garden and there is a UPCV door providing external access to the side of the property.

First Floor Landing

A carpeted landing space with one double glazed window and access to the loft.

Bedroom One

10' 5" x 11' 10" (3.17m x 3.61m)

A spacious carpeted bedroom with one double glazed window overlooking the rear, a radiator and an integrated storage cupboard.

Bedroom Two

15' 1" x 9' 10" (4.60m x 3.00m)

A second generously sized carpeted bedroom with a double glazed window overlooking the front of the property and a radiator.

Bedroom Three

7' 10" x 9' 11" (2.39m x 3.02m)

A carpeted third bedroom with an integrated wardrobe, a radiator and a double glazed window overlooking the front of the property.

Family Bathroom

The house bathroom is fitted with a low flush W/C, a pedestal sink and a bath with a shower over along with an extractor fan. The bathroom has vinyl flooring, a radiator and a frosted, double glazed window overlooking the rear.

External

There is a small and open lawned area to the front of the property.

The rear garden has a stone-flagged patio area and has a further three tiers to the garden into the hillside, providing low maintenance pebbled seating areas and enclosed by a timber fence.

The property has a single, detached garage located to the right hand side of the property with ample storage along with a hard standing area for one car.





welcome to

Greenside Crescent, Waterloo, Huddersfield

- Detached Family Home In A Cul-De-Sac-Location Being Conveniently Placed For Local Amenities
- Peaceful and Private Location
- Offered With No Onward Chain & Detached Garage
- Newly Renovated Throughout
- Downstairs WC

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£240,000







Wakefield Rd

Fennadhouse Ln

Greenside Cresside Cresside

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF115761



Property Ref: HDF115761 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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