



**Fenay Lea Drive, Waterloo, Huddersfield HD5 8RR**



**welcome to**

**Fenay Lea Drive, Waterloo, Huddersfield**

A well-presented detached home offered with no onward chain in highly sought-after Waterloo, on a regular bus route and with shops and schools close-by. With two reception rooms, a garage, off-road parking and substantial garden space, ideal for those upsizing to a peaceful yet convenient location.



### Entrance Hall

Spacious entrance hall with carpeted flooring. Warmed by a central heating radiator.

### Lounge

11' 9" x 13' 10" ( 3.58m x 4.22m )

Extremely spacious lounge which would be perfect for a family. Warmed by a feature gas fire place and a central heating radiator. With a double glazed window to the front and carpeted flooring.

### Kitchen

Spacious and modern kitchen with tile flooring. Natural light from a single glazed window into the conservatory. Fitted with a range of base and wall units and laminate worktops, integrated gas hob and electric oven. With space for fridge/freezer and a pantry cupboard.

### Dining Room

9' 11" x 9' 11" ( 3.02m x 3.02m )

Good sized dining room with ample space for six seater dining table and chairs. With a double glazed window to the side and carpeted flooring, warmed by a central heating radiator.

### Conservatory

Good sized conservatory with double glazed windows, and a sliding door opening onto the garden. With laminate flooring.

### First Floor

#### Landing

Carpeted landing with a double glazed window to the side. With access to loft via loft hatch, which is not boarded.

#### Bedroom One

14' 2" plus doorway x 9' 10" ( 4.32m plus doorway x 3.00m )

Fantastic spacious bedroom with lots of potential. Lots of storage via integral wardrobes, carpeted flooring and a double glazed window to the front. Warmed by a central heating radiator.

#### Bedroom Two

11' 4" x 9' 8" ( 3.45m x 2.95m )

Another spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the side.

#### Bedroom Three

8' x 9' 5" ( 2.44m x 2.87m )

Bedroom three is a spacious single bedroom with an integral boiler cupboard. With a double glazed window to the front, warmed by a central heating radiator, and with carpeted flooring.

### Bathroom

Good sized family bathroom with carpeted flooring. Fitted with a bath with shower over, low flush WC and wash hand basin. Warmed by a heated towel rail. With a double glazed window to the side.

### External

Extremely spacious garden space with a paved driveway, rear garden with a greenhouse. Side lawn with established shrubbery and a single garage with power and lighting, and an up and over door.



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## **Fenay Lea Drive, Waterloo, Huddersfield**

- No onward chain
- Off-road parking and garage
- Scope for cosmetic improvements
- Peaceful cul-de-sac location
- Close to local shops and schools
- Great public transport links
- Four-sided garden - Substantial plot

Tenure: Freehold EPC Rating: D

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF116927 - 0002

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