



**Mereside, Waterloo, Huddersfield HD5 8SX**

**welcome to**

**Mereside, Waterloo, Huddersfield**

This exceptional property is perfect for families seeking both space and style in a prime location.

Don't miss the opportunity to make this beautiful home yours!



### Entrance Hall

Welcoming entrance hallway with a convenient ground floor W/C .

### Lounge

12' 10" x 14' 7" to bay ( 3.91m x 4.45m to bay )

Stylish lounge with a modern inset gas fire and elegant French doors leading to the patio and beautifully landscaped rear garden

### Kitchen

6' 3" x 11' 9" ( 1.91m x 3.58m )

Newly fitted kitchen boasting high-quality integrated appliances, an induction hob, and an open aspect into the lounge and rear garden, providing a bright and airy atmosphere

### Downstairs Wc

Ideal for families, downstairs WC has tile flooring, fitted with a low flush WC, wash hand basin and warmed by a central heating radiator. With natural light from a double glazed window to the front.

### First Floor Landing

Additional storage cupboard on the landing

### Bedroom One

10' 9" x 12' 10" ( 3.28m x 3.91m )

Generously sized double bedroom, complete with a fitted wardrobe.

### Bedroom Two

10' 10" to wardrobes x 7' 8" max ( 3.30m to wardrobes x 2.34m max )

Generously sized double bedroom, complete with a fitted wardrobe.

### Bathroom

Contemporary house bathroom featuring a three-piece suite with a shower over the bath

### Second Floor Bedroom Three

21' 1" x 12' 9" max ( 6.43m x 3.89m max )

Luxurious master suite featuring designer fitted wardrobes and drawers

Dormer window at the front and a Velux skylight at the rear, allowing for abundant natural light

### En Suite

Spacious three-piece en-suite shower room, fully tiled with an enclosed shower cubicle  
Large storage area conveniently located off the en-suite

### External Front

To the front of the property is a well presented tarmac driveway, with space enough for one car.

### Rear

To the rear of the property is a well kept garden which is fully enclosed by timber fence. With a patio seating area towards the house and a lawn area also.



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## **Mereside, Waterloo, Huddersfield**

- Three spacious double bedrooms, all featuring fully fitted wardrobes
- Off-road parking and a tarmac driveway
- Well-maintained, enclosed rear garden with patio, timber fencing and a garden shed
- Small low maintenance front garden
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Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

**£225,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HDF117789 - 0004

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