

Terrain Map



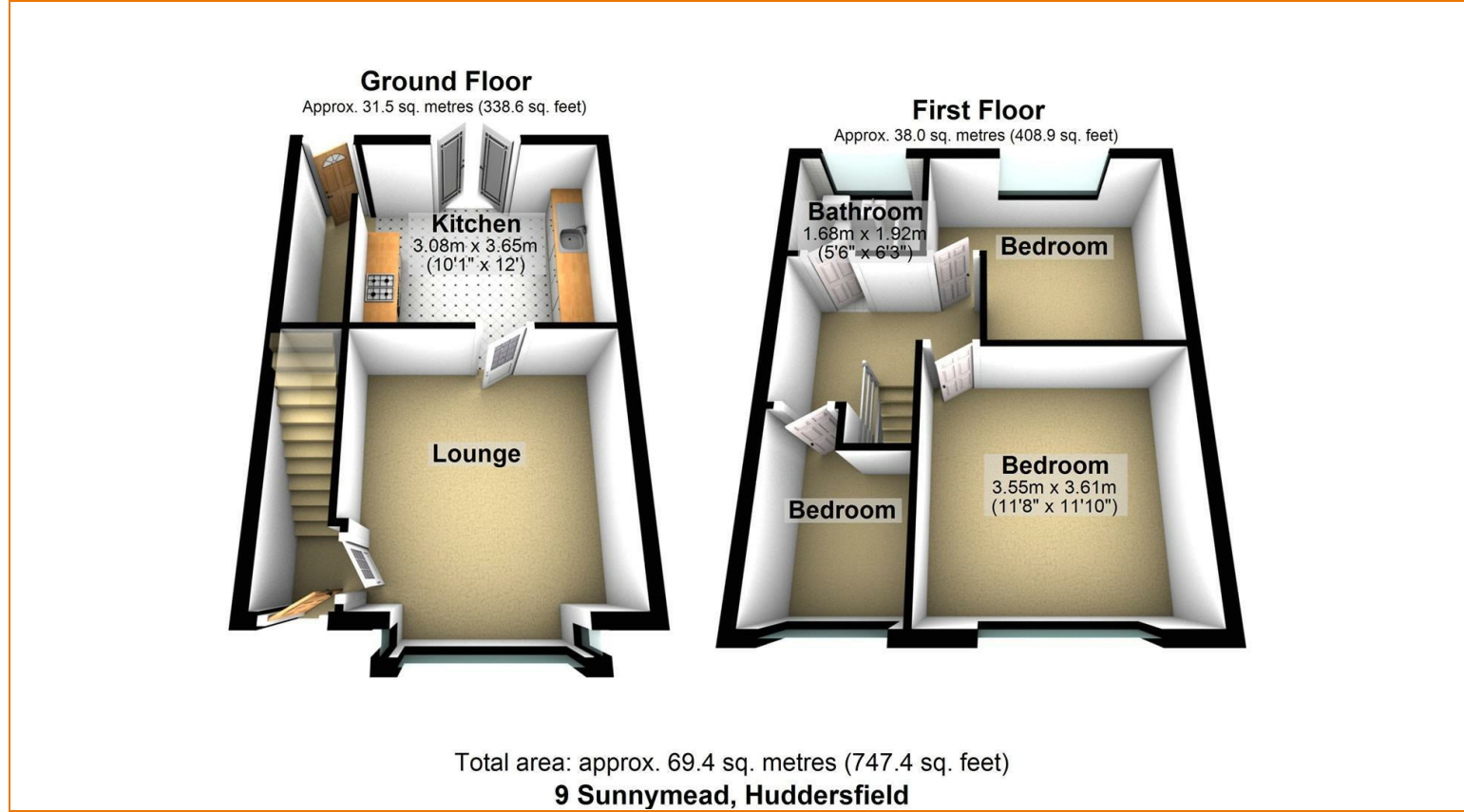
Hybrid Map



Terrain Map



Floor Plan



BOULTONS



Sunnymead

Waterloo, Huddersfield, HD5 9XR

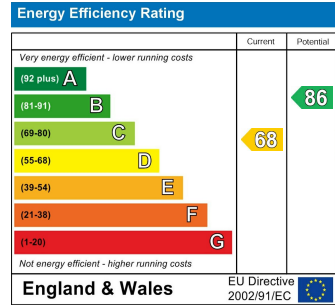
Offers Around £200,000



Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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Sunnymead

Waterloo, Huddersfield, HD5 9XR

Offers Around £200,000



IDEAL FOR FIRST TIME BUYERS ***CALL NOW TO VIEW***

This superbly presented house is a true gem that is a "ready to move in to" opportunity following the comprehensive upgrades throughout.

Boasting a larger than average 3 bed design that extends over the passage, providing ample space for comfortable living.

Featuring modern fixtures and fittings plus thoughtful upgrades ensuring that every corner of the house reflects a contemporary style while maintaining a warm and comfortable atmosphere.

This spacious home is ideal for young growing families who appreciate attention to detail which is evident in the renovations and are further complimented by off road parking at the front and an enclosed rear garden.

Whether you are a first-time buyer or looking to downsize, this house offers a wonderful opportunity to enjoy a modern lifestyle in a desirable location.

Don't miss the chance to make this beautifully upgraded house your new home.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'11" x 3'3"

Accessed via a uPVC composite front door, staircase rising to the first floor, central heating radiator and cloaks hanging. There is a solid oak internal door leading through to the lounge.

LOUNGE

13'5" max x 11'5" max

Featuring an attractive, traditionally styled fireplace to the chimney breast. There are good levels of natural light via the uPVC double glazed aby window. Central heating radiator and, in keeping with the remainder of the property, this room is in good decorative order.

BREAKFAST KITCHEN

11'5" x 9'10"

Fitted with a range of contemporary grey gloss wall and base units with push openings, further enhanced by complementary working surfaces. The kitchen is further equipped with an electric hob with glass splashback and glass extractor hood over (black - check), integrated fridge and freezer, XXXXX within the ceiling, underfloor heating, Veissmann combination boiler in one of the cupboards, oven and microwave. vertical designer radiator, composite sink, plumbing for a washing machine and a uPVC double glazing window to the rear elevation.

UTILITY

11'5" x 2'11"

With French doors leading out to the rear garden, uPVC double glazed window and fuse board.

FIRST FLOOR

BEDROOM 1

11'1" x 11'1" max

With a uPVC double glazed window, central heating radiator and decorative picture rail.

BEDROOM 2

11'9" max x 9'10"

With useful double sized storage cupboard plus cupboards over, picture rail, central heating radiator and uPVC double glazed window.

BEDROOM 3

8'6" max x 6'10"

Also with a uPVC double glazed window and a central heating radiator. The measurement includes a useful bulkhead cupboard storage area.

BATHROOM

6'2" x 5'2"

Three piece white suite comprising vanity hand wash basin with waterfall mixer tap, low flush wc and a panel bath fitted with a shower with a rainfall showerhead and hand held shower attachment. There is a heated towel rail, spotlights within the ceiling, complementary tiled walls and a uPVC double glazed window with privacy glass inset

OUTSIDE

Block paved double width driveway to the front and an enclosed, largely lawned garden to the rear accessed via a passageway where a power point is situated.

COUNCIL TAX BAND A

TENURE

We understand the subject property is a freehold arrangement, further details can be obtained during the conveyancing process.

USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed

of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

