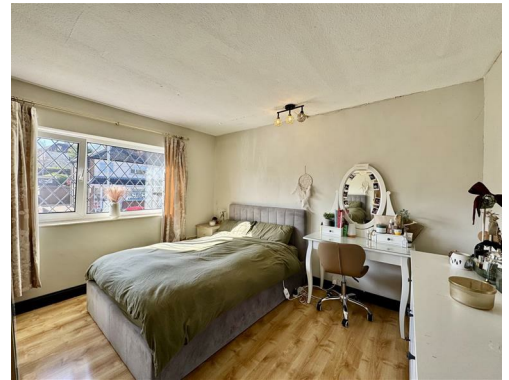
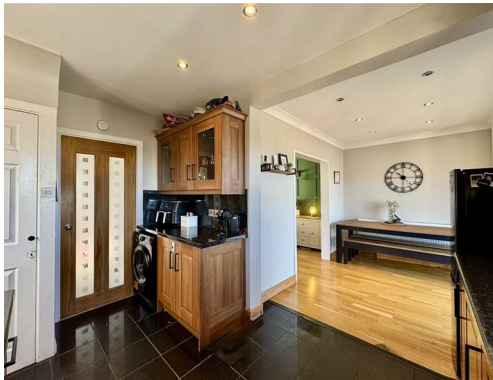


22 Greenside Avenue,
Waterloo HD5 8QQ

OFFERS AROUND
£245,000



WELL PRESENTED AND OFFERING OPEN PLAN LIVING, THIS THREE BEDROOM SEMI DETACHED PROPERTY BOASTS AN ATTIC ROOM, LARGE BASEMENT WITH A BAR, A TIERED REAR GARDEN WITH FAR REACHING VIEWS AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRES 2963 - CHARGES £8 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D

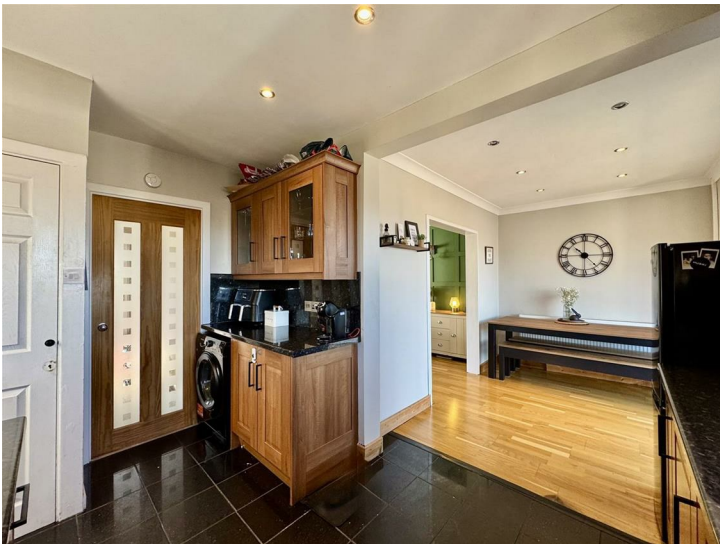
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ENTRANCE HALLWAY

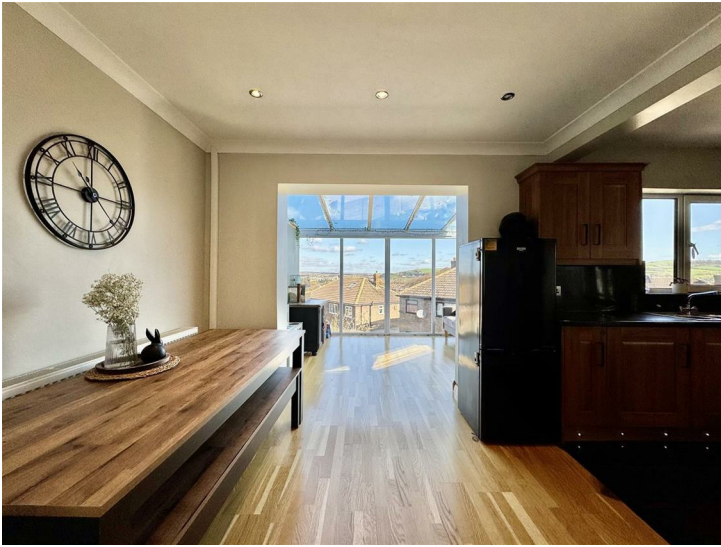


You enter the property through a upvc door with side glazing into this welcoming entrance hallway with space to remove outdoor coats and shoes, a handy cupboard provides storage and a staircase ascends to the first floor landing. A door leads through to the dining kitchen.

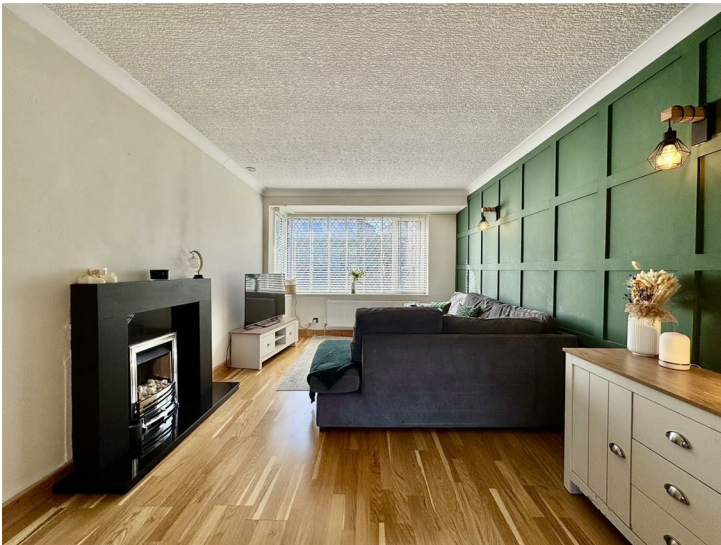
DINING KITCHEN 18'4" max x 11'10" max



This attractive dining kitchen really is the heart of the home and is perfect for entertaining friends and family. The kitchen is fitted with a range of timber wall and base units with plinth lighting, contrasting work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over, plumbing for a washing machine and space for a freestanding fridge freezer. Tile flooring flows underfoot and a window provides a view over the garden. There is a handy understairs storage cupboard ideal for household items, a door leads out to the side of the property and an opening leads through to the dining area. The dining area has ample space for a dining table, chairs and further furniture if required. There is laminate underfoot and spot lighting to the ceiling. Openings lead to the living room and the conservatory.

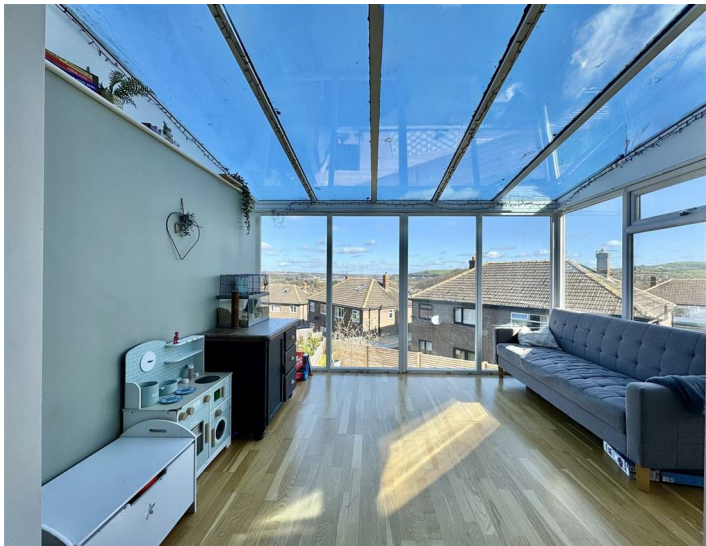


LIVING ROOM 15'8" max x 10'6" max



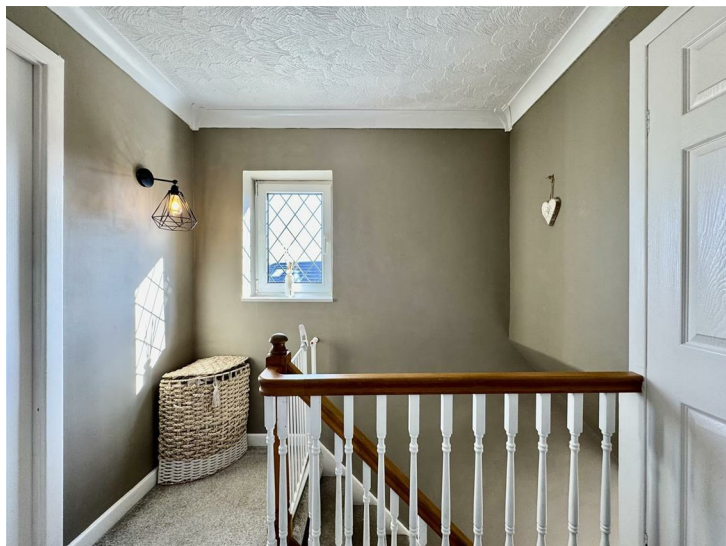
Positioned to the front of the property is this well proportioned reception room boasting a large window that allows natural light to flood the room. Decorated tastefully this room has ample space for living room furniture and the focal points being a feature panelled wall and a marble fireplace housing a coal effect gas fire. Laminate flooring flows underfoot and an opening leads to the dining kitchen.

CONSERVATORY 11'9" max x 9'5" max



Flooded with natural light and with fantastic far reaching views, this great addition to the home offers space for freestanding furniture and could be used for an array of purposes. Laminate flows underfoot and an opening leads to the dining kitchen.

FIRST FLOOR LANDING



A staircase ascends from the entrance hallway to the first floor landing where there is a side aspect window and doors lead through to three bedrooms and the house bathroom.

BEDROOM ONE 12'2" max x 11'9" max



This good size double bedroom is positioned at the front of the property with a view of the street scene below and has ample room for freestanding bedroom furniture. There is laminate flooring underfoot and a door opens to the landing.

BEDROOM TWO 10'9" max x 9'10" max



Located at the rear of the property with far reaching views is a nicely presented double bedroom which benefits from a bank of fitted wardrobes, inset shelving and space for bedroom furniture. A door leads to the landing.



BEDROOM THREE 7'6" max x 7'3" max



A bright single bedroom at the front of the property with views over the street scene below with bulk head shelving, space for bedroom furniture and a door leads to the landing.

BATHROOM 6'7" max x 5'4" max



The light and airy bathroom comprises of a three piece white suite including a bath with a shower attachment over, pedestal hand wash basin and a low level W.C. The bathroom is fully tiled with complimentary vinyl flooring, obscure glazed rear window and a door which leads to the landing.

LOFT ROOM 10'11" max x 9'6" max



Accessed by a wooden ladder from the first floor landing, this versatile loft room could be used as an occasional bedroom, home office, games room or child's playroom. There is a Velux window offering lovely roof top views and space for furniture.

REAR GARDEN



This lovingly designed, tiered rear garden can be accessed from the driveway. Offering fantastic far reaching views, there is a large decked area which offers entertaining space for AI fresco dining and ample room for garden furniture. A step descends to the properties basement/bar and to a fence enclosed artificial lawn and another good size decked area.



BASEMENT



Accessed from the rear garden is an extremely spacious basement which is separated into three areas with power, light and ideal for storage. The main basement room has been converted into a wonderful bar offering an impressive entertaining space and benefitting from a lower ground W.C. Laminate flooring flows underfoot and there is spotlighting to the ceiling.

EXTERNAL FRONT AND PARKING



To the front of the property is a stamped concrete driveway which has parking for multiple vehicles and to the side is a large fence enclosed area which has a car port providing a great space for young children or pets. This space could be made into extra parking if required.

***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease -999 years

Start date - 01/05/1964

Years remaining - 937

ADDITIONAL COSTS:

Ground rent - £8 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

DISPUTES:

There have not been any neighbour disputes

BUILDING SAFETY:

There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices

*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

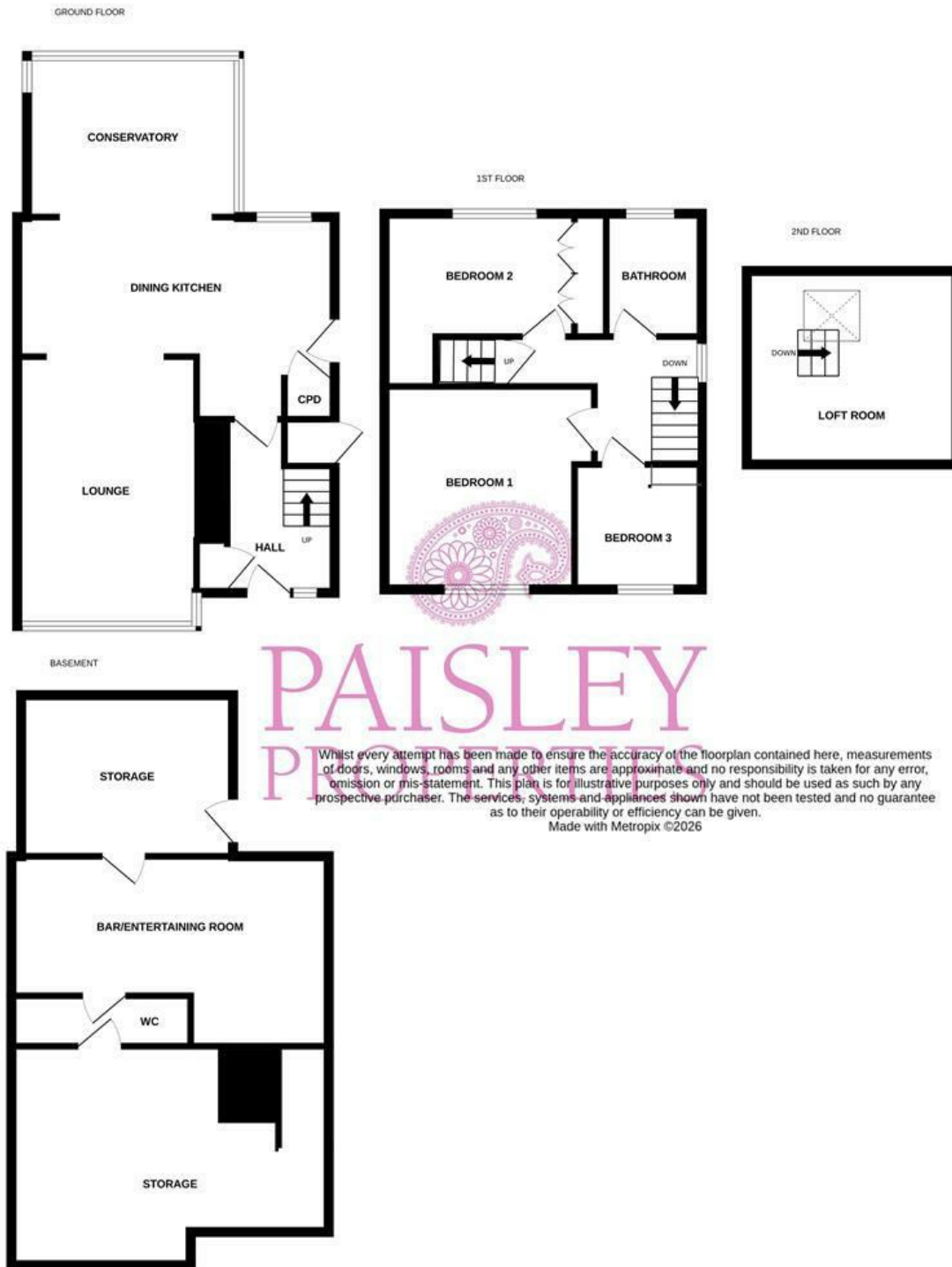
MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *

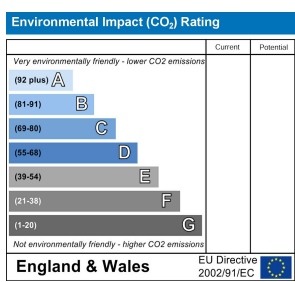
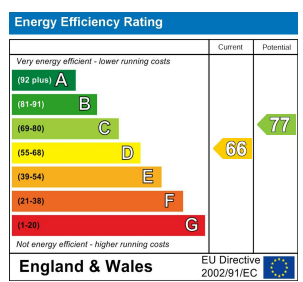
PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



PAISLEY PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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