



17 Greenside Crescent, Huddersfield, HD5 8QJ

Offers in excess of £215,000

Goodmove are delighted to present this well-presented three-bedroom semi-detached family home situated in the popular Waterloo area of Huddersfield. Offering approximately 1,016 sq ft of accommodation including the integral garage, the property provides spacious and versatile living accommodation.

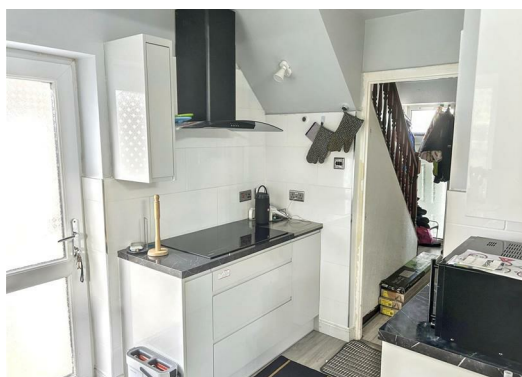
The ground floor comprises a generous living room, spacious kitchen/diner, entrance hall and integral garage. To the first floor are three bedrooms and a family bathroom, with two good-sized double bedrooms and a versatile third bedroom.

The property is situated in Waterloo, a popular residential area approximately two miles east of Huddersfield town centre. The location is particularly convenient for day-to-day living, with local shops and supermarkets close by, including Morrisons, M&S Simply Food and other amenities around the Waterloo area.

For families, there is a good selection of schooling nearby. Hill View Academy is approximately 0.2 miles away, while King James's School is also within the wider local area.

The area also benefits from a range of bus services, with routes connecting Waterloo with Huddersfield, Wakefield, Almondbury and surrounding villages.

For commuters, the property's position provides access towards the wider West Yorkshire road network, with the M1 and M62 accessible from the surrounding road network.



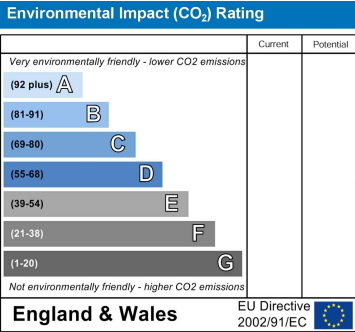
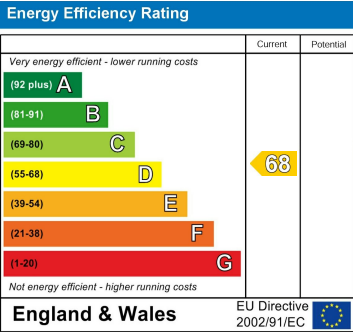
Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

999 years remaining on the lease
Ground rent: £10 per annum
Maintenance charge: £0 per month

This information is provided by the vendor and should be verified during the conveyancing process.



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