

18 Greenside Avenue,  
Waterloo HD5 8QQ

OFFERS OVER  
£235,000



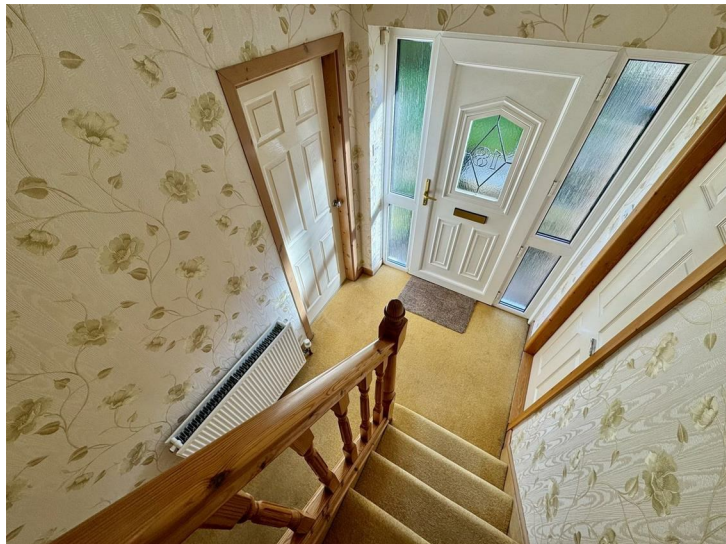
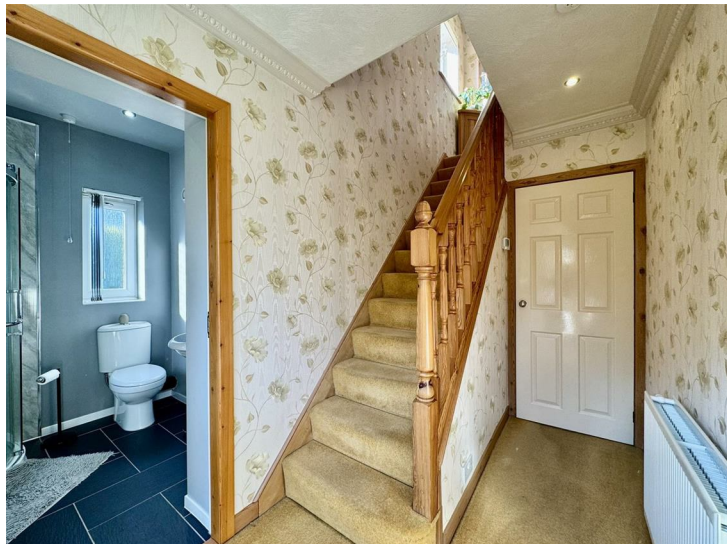
**\*\*NO CHAIN\*\*** SAT ON A CORNER PLOT WITH FAR REACHING VIEWS AND BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, A VERSATILE LOFT ROOM, LOVINGLY LANDSCAPED GARDENS, DETACHED GARAGE AND A BLOCK PAVED DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRES 2964- CHARGES £8 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY  
PROPERTIES

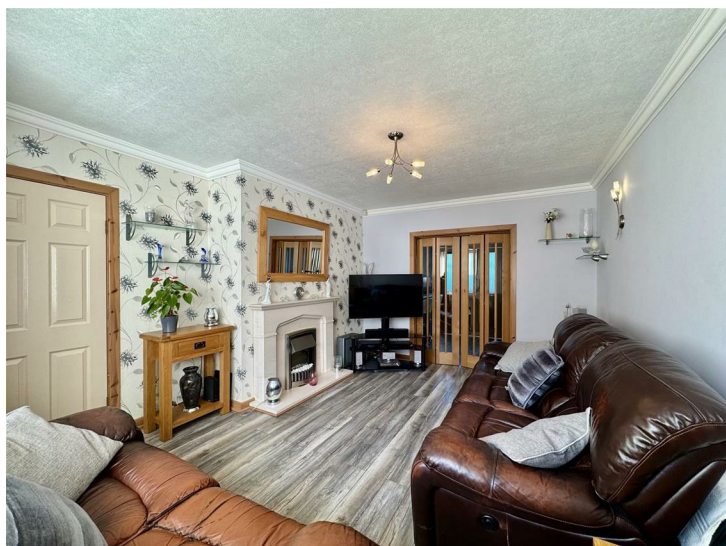


## ENTRANCE HALLWAY



You enter through a Upvc door with side glazing into the welcoming entrance hallway. There are spotlights to the ceiling and doors lead through to the living room, ground floor shower room and the dining kitchen. A staircase with a timber balustrade ascends to the first floor landing.

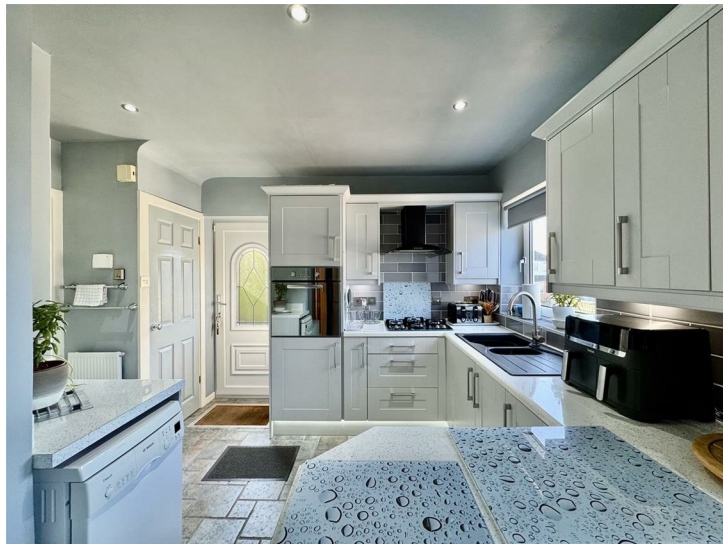
## LIVING ROOM 15'4" max x 11'9" max



This generous size living room is beautifully presented has a large window offering pleasant garden views and has room for a selection of freestanding furniture. A limestone fireplace and hearth houses an electric fire and gives a lovely focal point to the room. Laminate flooring runs underfoot, a bifold door opens to the dining kitchen and a door leads back through to the hallway.



## DINING KITCHEN 18'0" max x 11'6" max



This stylish dining kitchen has been recently fitted with pale grey wall and base units, a composite sink with mixer tap over, complementary work surfaces and is finished with tile upstands. Integrated appliances include a four ring gas hob with extractor over and an electric oven. There is space for a fridge freezer and plumbing for a washing machine and a slimline dishwasher. A breakfast bar provides space for informal dining and entertaining. Tile and laminate flooring flows underfoot and there is spotlighting to the ceiling. Doors open to two storage cupboards ideal for household items and bifold doors open to the conservatory and the living room. A door leads back through to entrance hallway and an external door opens to the side of the property.







**CONSERVATORY 10'10" max x 5'2" max**



Flooded with natural light, this great addition to the property is currently used as a formal dining room. There is space for furniture and laminate flooring underfoot. Bifold doors open to the dining kitchen and a door opens to the garden.



## GROUND FLOOR SHOWER ROOM 5'10" max x 5'1" max



Positioned off the hallway, this extended and attractive ground floor shower room is fitted with a corner shower with a glass sliding screen, a wall hung hand wash basin with mixer tap over, a low level W.C and space for freestanding storage. Two windows allow natural light to flow through and tile flooring flows underfoot.

## FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the first floor landing, A side window offers lovely views, doors lead through to three bedrooms, house bathroom and a staircase ascends to the loft room.



### **BEDROOM ONE 11'2" max x 10'5" max**



Located to the front of the property, this well presented double bedroom enjoys a pleasant outlook over the garden. The room has a bank of fitted wardrobes with overhead storage and space for free standing furniture. There is laminate underfoot and a door leads through to the landing.

### **BEDROOM TWO 12'3" max x 9'4" max**



This neutrally decorated bedroom situated at the rear of the property has a large window which allows the room to feel light and airy alongside enjoying fantastic far reaching views. The room has fitted wardrobes with a hanging rail and a door leads through to the landing.





**BEDROOM THREE 7'0" max x 6'9" max**



A bright single bedroom with views over the garden, having fitted louvre style wardrobes and overhead storage. A door leads through to the landing.



### **BATHROOM 6'4" max x 5'0" max**



The bathroom comprises of a white three piece suite including a bath with shower over, a wall hung hand wash basin with mixer tap and a low level W.C. The bathroom is fully tiled, has cushioned vinyl flooring underfoot, an obscure glazed rear window and a door which leads to the landing.

### **LOFT ROOM 13'0" max x 11'11" max**



This versatile loft room could be used as an occasional bedroom, home office, games room or child's playroom. There is a large Velux window offering lovely roof top views, fitted louvre style cabinetry and under eaves storage. Stairs descend to the first floor landing.





**GARDENS**



Lovingly maintained landscaped by the current owner, this good size garden is private and enclosed by well maintained hedging. Offering a range of spaces to enjoy, to the side of the property is a block paved patio ideal for outdoor dining, a lawn and to the front are lawned areas with well stocked and colourful flower bed borders and rockeries.





**GARAGE AND DRIVEWAY**



This block paved driveway provides parking for one vehicle and has a single detached garage which could provide extra parking or storage, has light, power and an up and over door.



## **\*MATERIAL INFORMATION**

### **TENURE:**

Leasehold

### **LEASEHOLD:**

Length of lease - 999 Years

Start date - 04/01/1965

Years remaining - 938 Years

### **ADDITIONAL COSTS:**

Ground rent - £8 per annum

### **COUNCIL AND COUNCIL TAX BAND:**

Kirklees Band B

### **PROPERTY CONSTRUCTION:**

Standard brick and block

### **PARKING:**

Garage / Driveway

### **DISPUTES:**

There have not been any neighbour disputes

### **BUILDING SAFETY:**

There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

### **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**

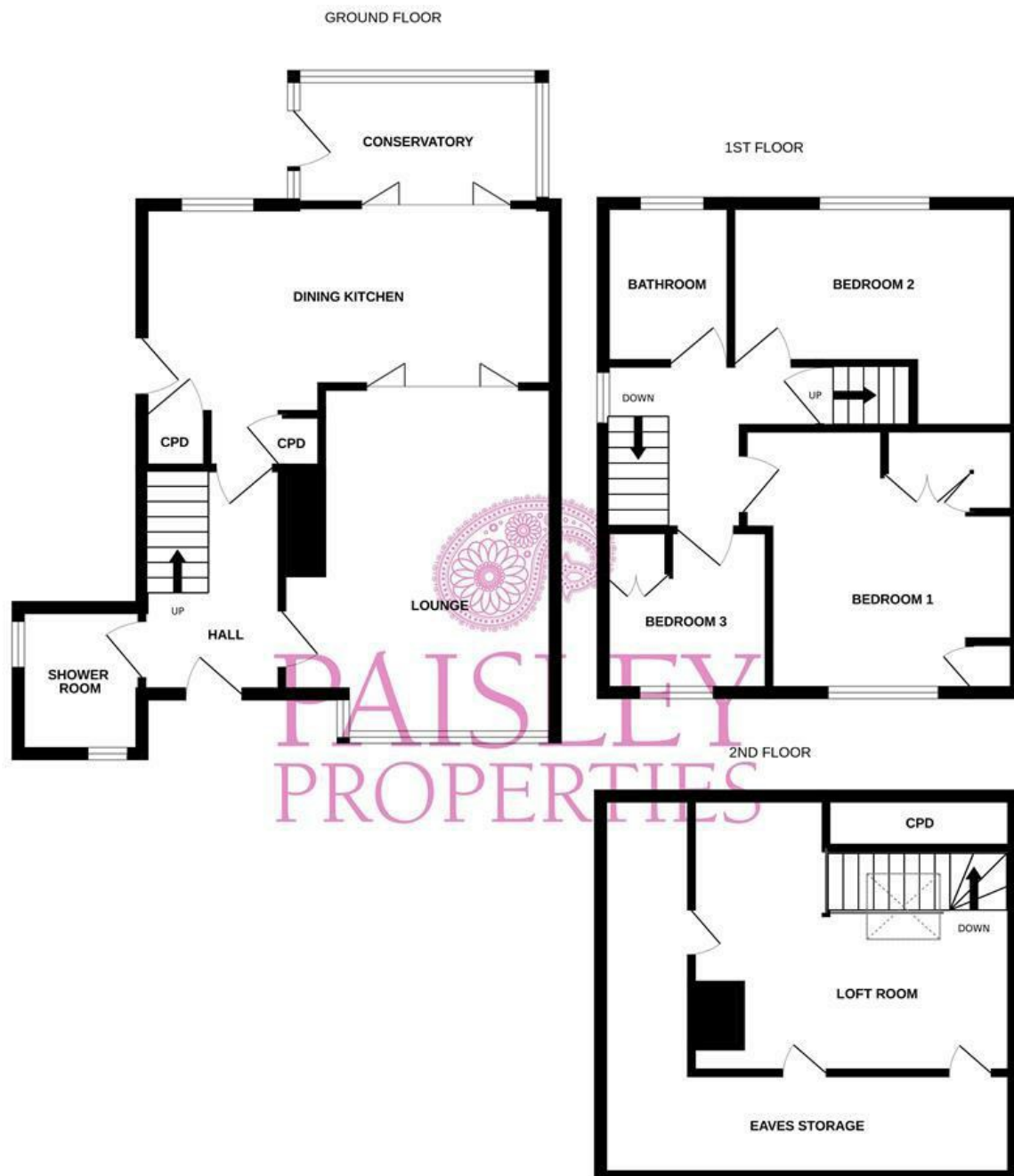
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please 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**

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.





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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 57                      | 70        |
|                                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  |                         |           |
|                                                                 |  | EU Directive 2002/91/EC |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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