41 Greenlea Court, Waterloo HD5 8QA

OFFERS OVER
£160,000

** NO CHAIN** THIS LIGHT AND AIRY THREE BEDROOM MID TERRACE FAMILY HOME BOASTS OPEN PLAN LIVING, WELL MAINTAINED GARDENS AND ALLOCATED PARKING FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed composite door into this welcoming entrance hallway that has ample space to remove shoes and coats. A staircase with a timber balustrade ascends to the first floor landing and doors lead through to the ground floor W.C, kitchen and living dining room.

KITCHEN

The kitchen area is fitted with a range of timber effect wall and base units, contrasting work tops with tile splashbacks and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with concealed extractor fan over, space for a fridge freezer and plumbing for a washing machine. A window overlooks the drive and an opening leads to the living dining room. A door opens to the entrance hallway.

LIVING DINING ROOM

Open to the kitchen area, this neutrally decorated and spacious room really is the heart of the home, making it ideal for modern family life. There is plenty of room for a family dining table and chairs and a great size living area with ample space for living room furniture. Patio doors flood the room with natural light and is the ideal place to take in the views across the garden. Doors open to an understairs storage cupboard ideal for household items and through to the entrance hallway.

GROUND FLOOR W.C

Accessed off the entrance hallway is a handy ground floor W.C which has a low level W.C, wall mounted hand wash basin with mixer tap over and laminate flooring underfoot.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the entrance hallway to the first floor and doors lead through to three bedrooms (one with en suite shower room) and the house bathroom. A cupboard provides storage, houses the water cylinder and a ceiling hatch provides access into the loft space.

BEDROOM ONE

Positioned at the rear of the property with views over the garden is this light and airy double bedroom with two fitted wardrobes, space for freestanding bedroom furniture, doors lead through to the ensuite shower room and onto the first floor landing.

EN SUITE SHOWER ROOM

The shower room comprises of a shower cubicle with a bi fold glass screen, pedestal hand wash basin with mixer tap a and low flush W.C. The room has partially tiled walls and complimentary tile flooring underfoot. A door leads through to bedroom one.

BEDROOM TWO

Positioned to the font of the property with views over the street scene below is another good size double bedroom which is neutrally decorated, has space for freestanding furniture and a door leads onto the landing.

BEDROOM THREE

A bright single bedroom positioned to the rear of the property with garden views. Having space for freestanding furniture and a door leads onto the landing.

BATHROOM

The bathroom is partially tiled and comprises of a bath, pedestal hand wash basin with mixer tap over and a low level W.C. There is complementary tile flooring underfoot and a front obscure window. A door leads onto the landing.

REAR GARDEN

Accessed through through patio doors from the living room is a good size, fence enclosed and well maintained tiered garden with patio areas and an artificial lawn providing a wonderful space to dine out and entertain with family and friends.

EXTERNAL FRONT AND PARKING

To the front of the property are two allocated parking spaces and a bin store.

***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees, Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Allocated parking for two vehicles

RIGHTS AND RESTRICTIONS:
None that we are aware of.

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property /
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

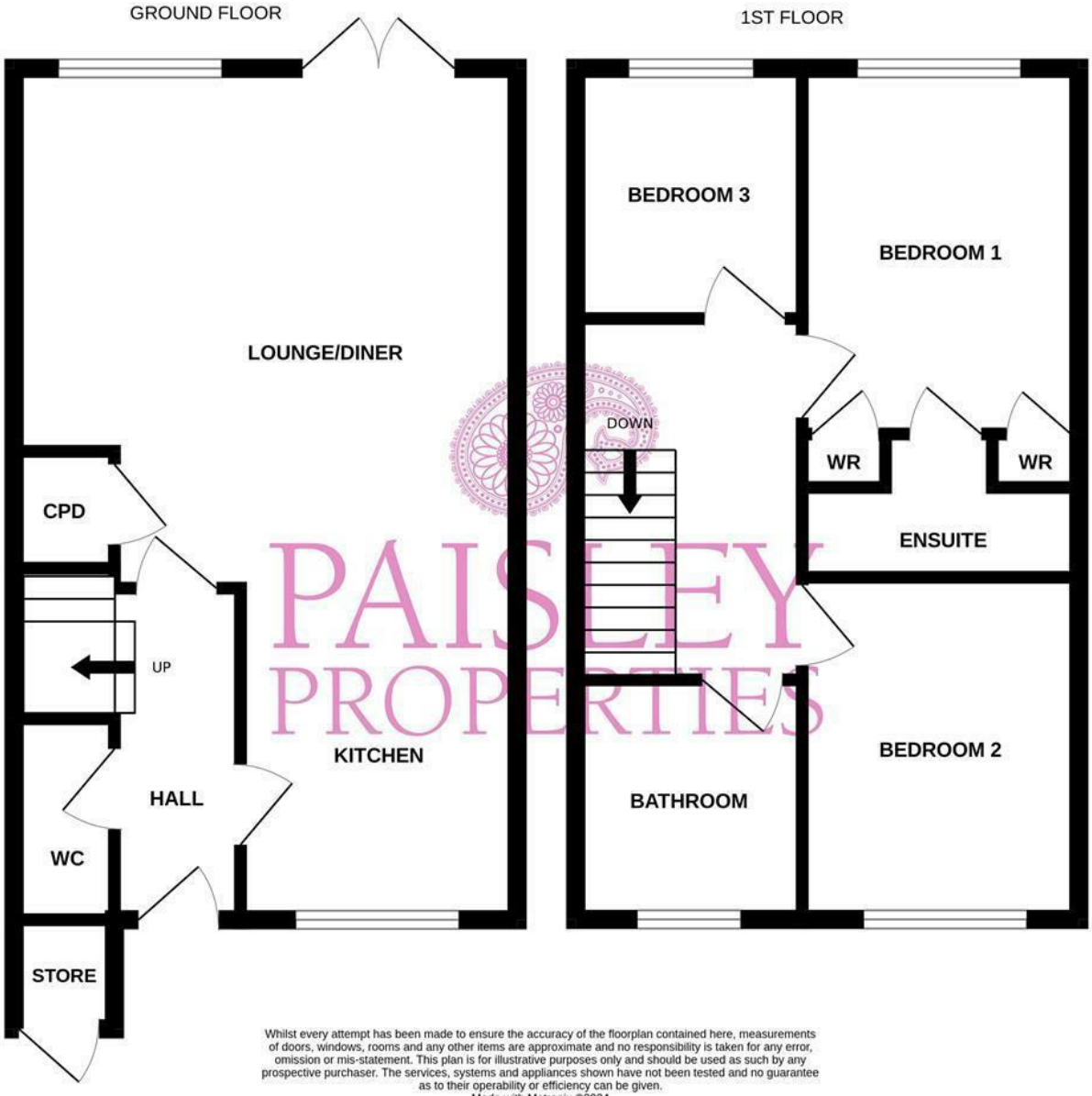
ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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.



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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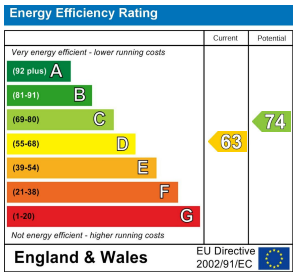

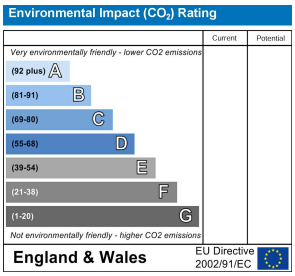

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