

18 Pontey Mount,
Waterloo HD5 8RE

OFFERS AROUND
£239,950



EXTENDED TO THE REAR AND BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS AND STYLISH LIVING ACCOMMODATION, A BEAUTIFULLY LANDSCAPED REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY



You enter through a composite door with obscure side glazing into this welcoming entrance hallway with attractive tile flooring underfoot. There is space to remove and store outdoor clothing and doors lead through to the living room and ground floor W.C. A staircase with a timber balustrade ascends to the first floor landing.

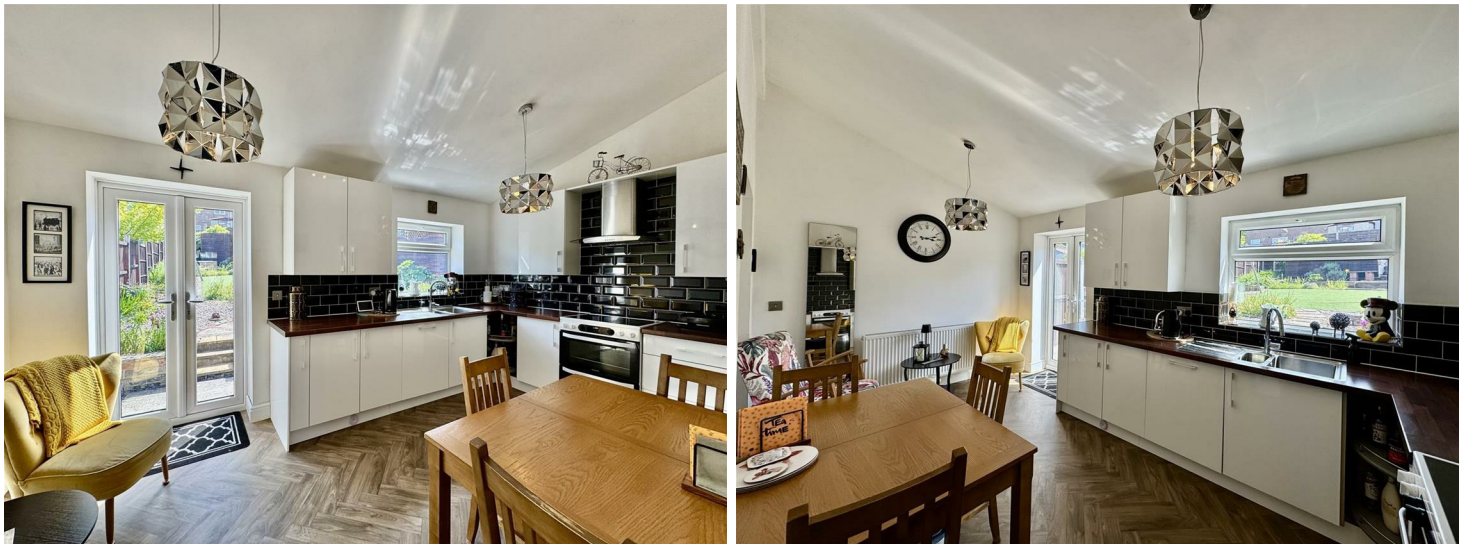
LIVING ROOM 19'6" max x 11'2" max



Positioned to the front of the property is this well presented lounge boasting a large window that allows natural light to flood the room. Decorated tastefully this room has space for living room furniture and the focal point being an inset fireplace with a stone hearth and timber mantle housing a wood burning stove. Double doors open to the dining kitchen and a door leads back through to the entrance hallway.



DINING KITCHEN 15'4" max x 8'9" max



Spanning the rear of the property, this beautifully presented and extended dining kitchen is fitted with a range of white gloss wall and base units, contrasting work surfaces with bevelled metro tile upstands and a stainless steel sink and drainer with mixer tap over. There is space for an electric oven with extractor over and an integrated dishwasher. The room boasts ample space for a dining table, chairs and further freestanding furniture. Herringbone vinyl flooring flows underfoot and an opening leads through to the utility space. A window gives a pleasant view and patio doors open to the rear garden.



UTILITY 9'4" max x 7'4" max



This fantastic utility space is fitted with white gloss wall and base units, contrasting worktops and provides plumbing for a washing machine, space for a condenser dryer and for a freestanding fridge freezer. A door opens to an understairs storage cupboard ideal for household items and an external door opens to the side of the property.

GROUND FLOOR W.C 7'2" apx x 2'9" apx



Conveniently placed off the entrance hallway is the contemporary ground floor W.C. The room is fully tiled, fitted with a vanity handwash basin with mixer tap, low level W.C and has attractive tile flooring underfoot.

FIRST FLOOR LANDING



Stairs ascend from the entrance hallway to the light and airy landing which has a side facing window and doors lead through to three bedrooms and the house shower room. A hatch gives access to the loft.

BEDROOM ONE 10'1" max x 9'8" max



This well presented double bedroom offers a view over the cul de sac below and has space for a range of bedroom items. A door leads to the landing.

BEDROOM TWO 9'8" max 9'9" max



Located to the rear of the property with pleasant garden views is another double bedroom which benefits from a bank of fitted wardrobes and storage. A door leads to the landing.

BEDROOM THREE 9'7" max x 6'10" max



A bright single bedroom with a good size bulk head storage cupboard and space for bedroom furniture. This room could also lend itself to a home office or nursery if required. A door leads to the landing.

SHOWER ROOM 6'0" max x 5'4" max



This stylish shower room comprises of a double walk in waterfall shower with glass screen, a vanity hand wash basin with concealed W.C and an anthracite towel radiator. The room is fully tiled with complementary tile flooring underfoot and a rear obscure window. A door leads to the landing.

REAR GARDEN



A beautifully maintained and thoughtfully landscaped rear garden enjoying a high degree of privacy and a sunny aspect. Designed for ease of maintenance, the garden features attractive gravelled areas with colourful planted borders and mature shrubs. A winding pathway leads through the garden to an artificial lawn, ideal for outdoor entertaining and relaxing, while the enclosed boundaries provide a peaceful setting. To the rear of the garden, there is space for timber outbuildings and further storage if required.

EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway for multiple vehicles and a timber gate opens to the side of the property.

PLANNING PERMISSION

Planning for a two storey side extension has previously been granted - Please see the Kirklees Planning Portal 2007/62/92848/W2

***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:
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 reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

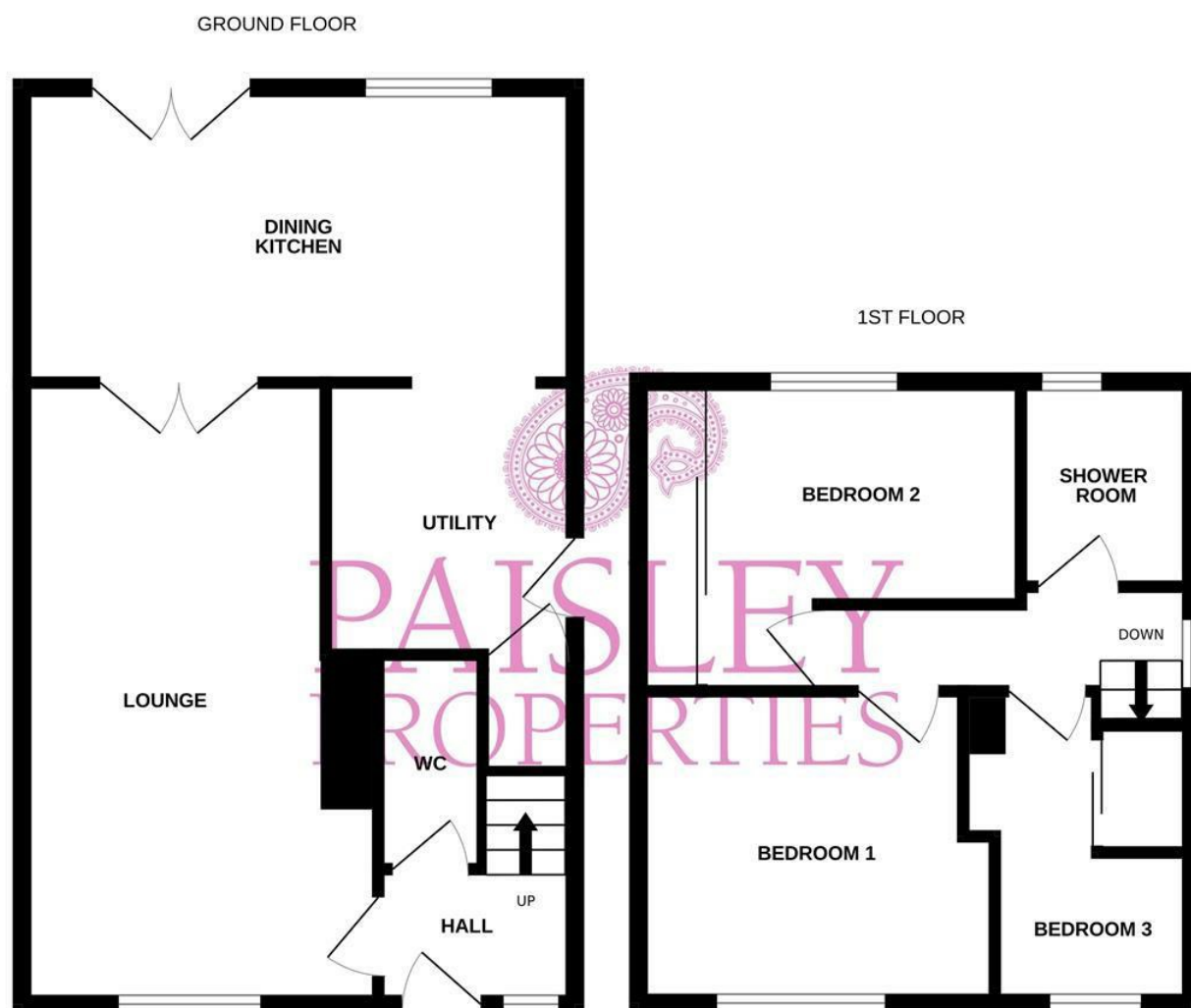
MORTGAGES

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.

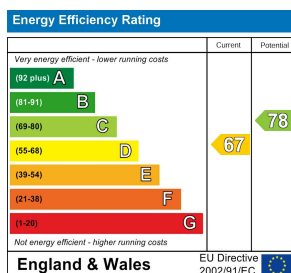
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

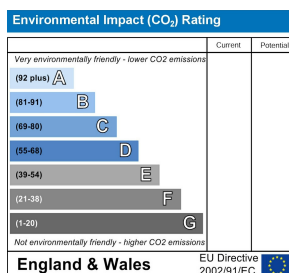


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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