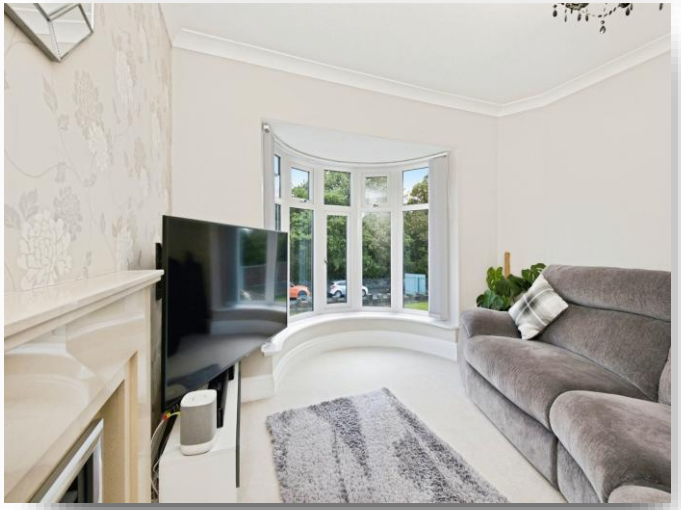






Penistone Road,Waterloo Huddersfield HD5 8QX

william h brown

welcome to

Penistone Road, Waterloo Huddersfield

GUIDE PRICE 275K-300K

A well-presented four-bedroom detached dormer bungalow offering flexible and spacious accommodation, ideal for families or those looking for a long-term home.













Agents Note: Aml
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
14' 6" into bay x 12' (4.42m into bay x 3.66m)

Bedroom Four/Sitting Room
11' 6" x 10' 11" (3.51m x 3.33m)

Kitchen
12' 4" x 12' 4" (3.76m x 3.76m)

Bedroom One
12' 8" x 8' 9" (3.86m x 2.67m)

Bedroom Two
12' 1" x 11' 5" (3.68m x 3.48m)

Bedroom Three
11' 5" x 8' 5" (3.48m x 2.57m)

welcome to

Penistone Road, Waterloo Huddersfield

- Private plot with split-level rear garden
- Driveway parking to rear and additional on street parking to front plus garage
- Great 'forever home'
- Spacious lounge with attractive curved bay window
- Generous kitchen diner
- Flexible four-bedroom layout

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£275,000 – £300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF119340

The Property Ombudsman

Property Ref:
HDF119340 - 0008

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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