164 Greenlea Court, Waterloo HD5 8QB

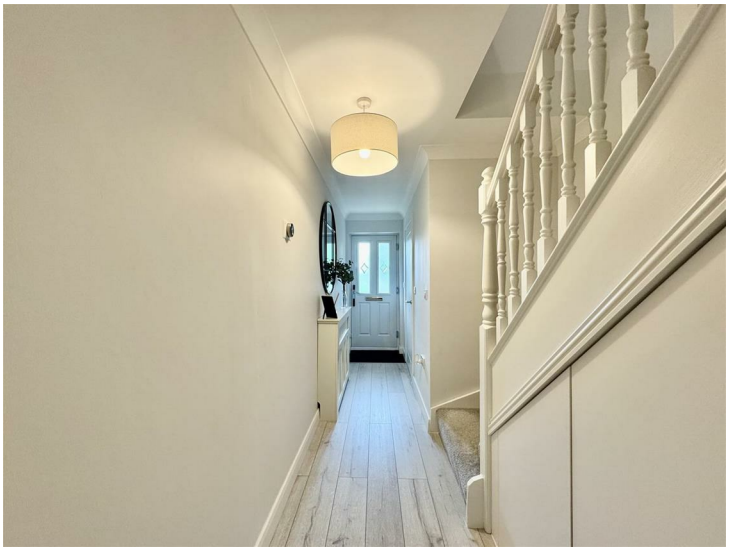
OFFERS AROUND £325,000

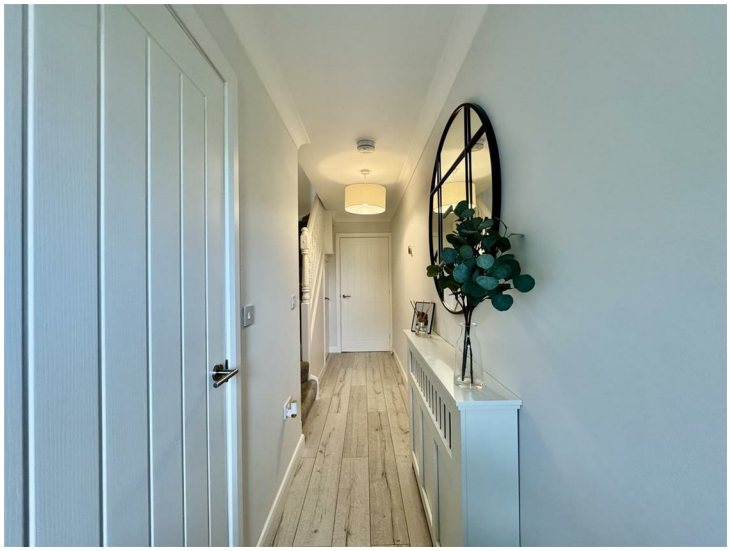
IMMACULATELY PRESENTED THROUGHOUT, THIS "MOVE IN READY" FOUR BEDROOM LINK DETACHED FAMILY HOME BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, WELL MAINTAINED GARDENS AND A DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE HALLWAY





You enter the property through a composite door into this welcoming entrance hallway which provides space to remove outdoor coats and shoes, benefits from push storage drawers and a handy understairs cupboard. There is laminate flooring underfoot and doors which lead through to the open plan living dining kitchen and the ground floor W.C. A carpeted staircase with a timber balustrade ascends to the first floor landing.

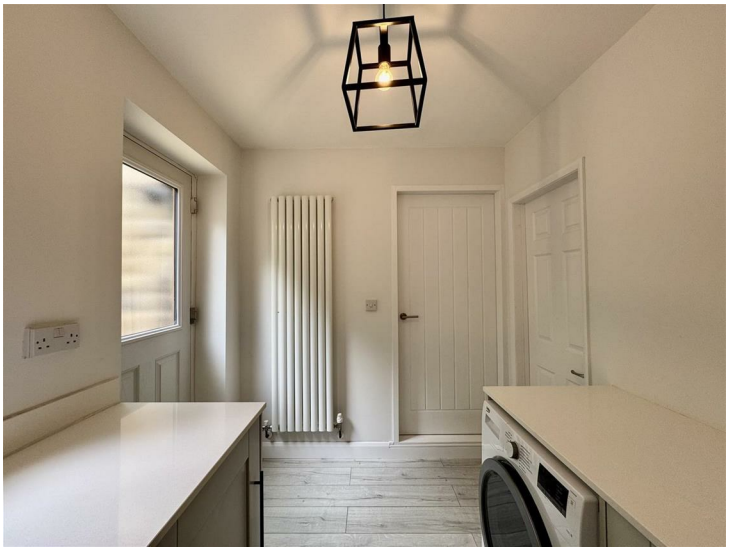
OPEN PLAN LIVING DINING KITCHEN 29′11″ max x 18′0″ max

The heart of the home is the stunning open-plan living, dining and kitchen space, beautifully designed for modern family life. Flooded with natural light from dual aspect windows, this impressive space creates a bright and welcoming atmosphere throughout. The fitted kitchen offers a range of contrasting grey wall and base units, Quartz worktops with matching upstands and a sink with boiling water mixer tap over. Integrated appliances include an electric oven, microwave oven, warming drawer and space for a fridge freezer. An island provides a space for informal dining, storage and a four ring induction hob with a pop up extractor. The dining and living areas have ample space for freestanding furniture and an inset electric fire sat in a media unit gives a lovely focal point to the room. With its contemporary finish, neutral décor and superb sense of space, this is a room that truly needs to be seen to be appreciated. Doors lead to the entrance hallway, utility room and French doors open to the conservatory.

CONSERVATORY 12′1″ max x 8′4″ max

This wonderful addition to the property is bathed in natural light. This versatile space has laminate flooring underfoot and is ideal for relaxing, entertaining and enjoying the lovely views over the garden. French doors open to the living dining kitchen and French doors open to the rear patio.

UTILITY ROOM 8′9″ max x 7′0″ max



This recently upgraded utility room is fitted with pale grey shaker style base units, a porcelain sink with mixer tap, Corian work surfaces with matching upstands, space for a tumble dryer and plumbing for a washing machine. There is laminate flooring underfoot, an obscure window and an external door allows access to the rear garden.

GYM / HOME OFFICE 11'8" max x 8'6" max

Currently used as a gym, this useful garage conversion could also lend itself to a home office or work shop if desired.

GROUND FLOOR SHOWER ROOM 7'10" max x 3'1" max

This convenient downstairs shower room is partially tiled and fitted with a modern, white three piece suite which comprises of a shower with glass screen, vanity hand wash basin with mixer tap over, a low flush W.C and a chrome towel radiator. A side obscure glazed window allows natural light in, complementary tile flows underfoot, there are spotlights to the ceiling and a door leads through to the entrance hallway.

FIRST FLOOR LANDING

A staircase with timber balustrade ascends from the entrance hallway to the first floor landing where there is a hatch giving access to the loft. A cupboard provides storage and houses the water cylinder and there are doors to four bedrooms (one with an ensuite shower room) and the house bathroom.

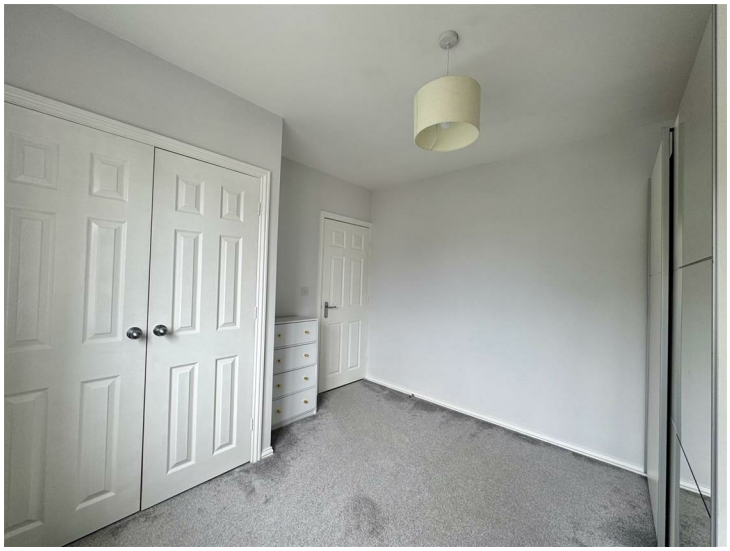
BEDROOM ONE 10′9″ max x 10′6″ max

This superb double bedroom is tastefully decorated and positioned at the rear of the property with pleasant views over the rear garden. There is room for freestanding furniture and doorways lead to through to the ensuite shower room and through to the landing.

ENSUITE SHOWER ROOM 10'8" max x 3'6" max

This recently fitted ensuite shower room, has a three piece suite which comprises of a shower cubicle with bi fold glass screen, a vanity hand wash basin and a low flush W.C. The room is partially tiled, has a chrome towel radiator, LED mirror, complementary tile underfoot, spotlights to the ceiling and a door opens to bedroom one.

BEDROOM TWO 10'10" max x 10'4" max



Located at the front of the property, this light and airy double bedroom has a view over the street scene below, provides ample room for bedroom furniture and has a fitted double wardrobe. A door leads through to the landing.

BEDROOM THREE 10′6″ max x 6′11″ max

Currently used as a home office and fitted with a desk top and work space. This room is positioned to the front of the property and would be easily changed back to a double bedroom. A door leads to the landing.

BEDROOM FOUR 9′7″ max x 7′0″ max

This bright single bedroom has a lovely view over the garden and has space for bedroom furniture. A door leads to the landing.

BATHROOM 10′9″ max x 5′5″ max

This stylish house bathroom has a freestanding roll top bath with a mixer tap and shower attachment, a large vanity hand wash basin and a low level W.C. There is attractive tiling to one wall with complementary tile underfoot, spotlighting and a chrome towel radiator. A door leads to the landing.

REAR GARDEN

This beautifully maintained garden has a generous patio ideal for outdoor dining and with plenty of space for garden furniture. Steps lead up to a neatly laid artificial lawn bordered with slate, space for decorative planters, a timber outbuilding and allowing a delightful view back to the property.

EXTERNAL FRONT AND DRIVEWAY

Boasting a neatly maintained frontage with an artificial lawn and well maintained hedging, complemented by a driveway for one vehicle, having an electric point and leading to an attached garage which has been converted into a home gym.

***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 C

PROPERTY CONSTRUCTION:
Standard

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
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 145 mbps

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

AGENT NOTES - ALMONDBURY
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.

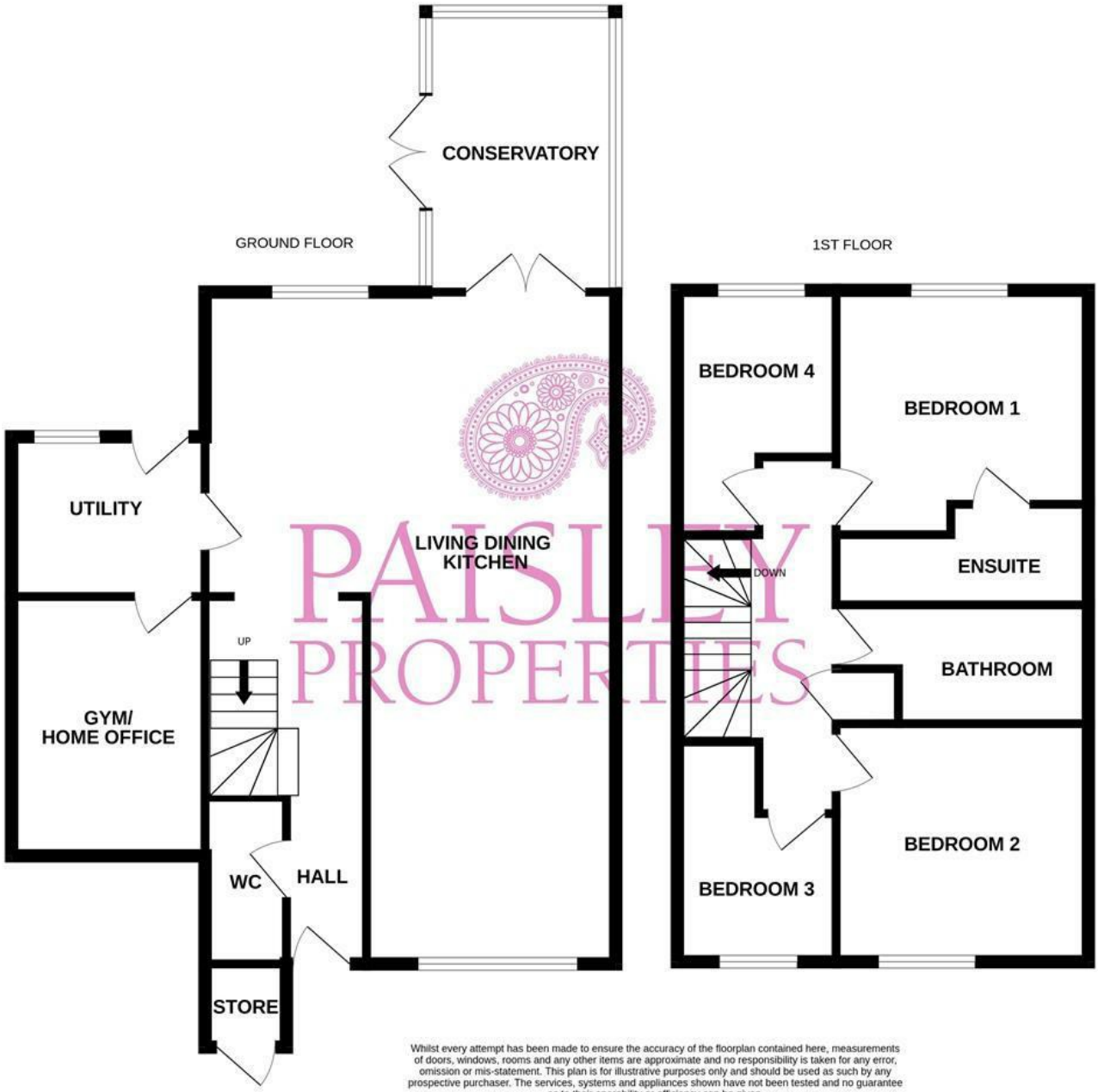
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 - PAISLEY / ALMONDBURY
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 - PAISLEY / ALMONDBURY
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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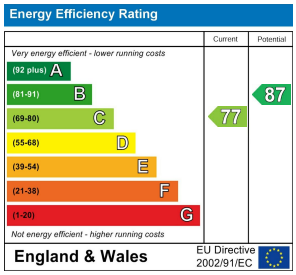

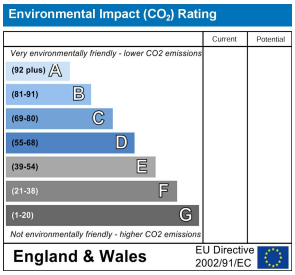

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