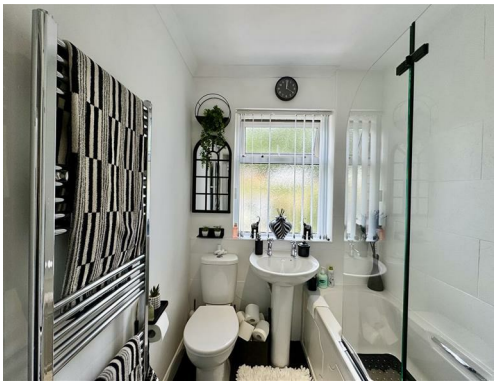
39 Sunnymead, Waterloo HD5 9XR

OFFERS AROUND
£180,000



THIS BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE BOASTS SPACIOUS AND"MOVE IN READY" LIVING ACCOMMODATION, A LOVINGLY LANDSCAPED REAR GARDEN WITH A RANGE OF SPACES TO ENJOY AND A DRIVEWAY.

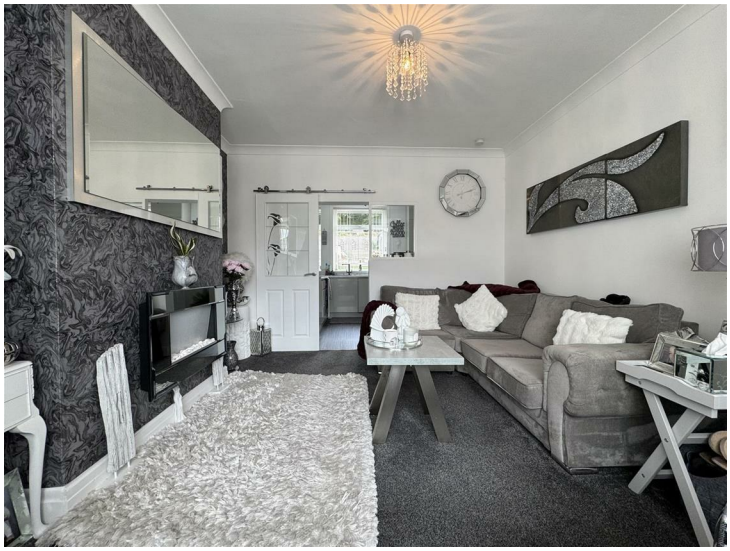
LEASEHOLD 999 YEARS - CHARGES £2.50 PER ANNUM - EXPIRES 2934 / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. A staircase rises to the first floor and a door opens to the living room.

LIVING ROOM 14′4″ max x 11′9″ max

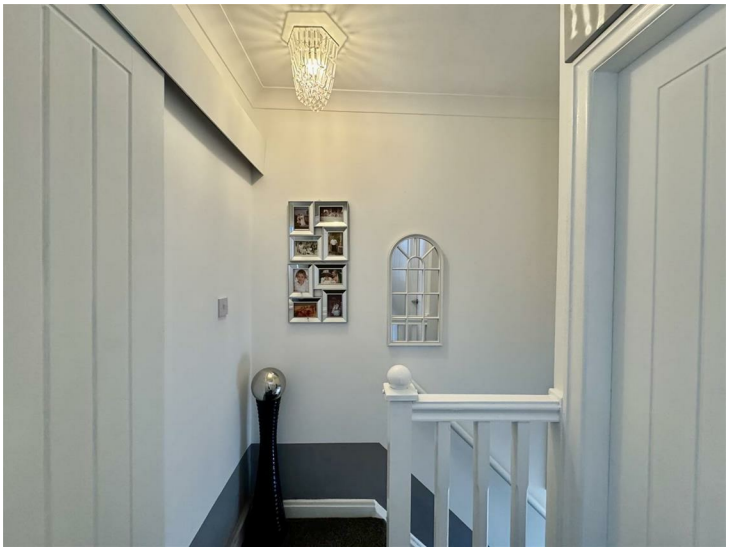


Flooded with natural light through its large bay style window, this beautifully presented reception room has space for living room furniture and a wall mounted electric flame fire which gives a lovely focal point to the room. A sliding door with a side window gives access to the dining kitchen and a door leads back through to the hallway.

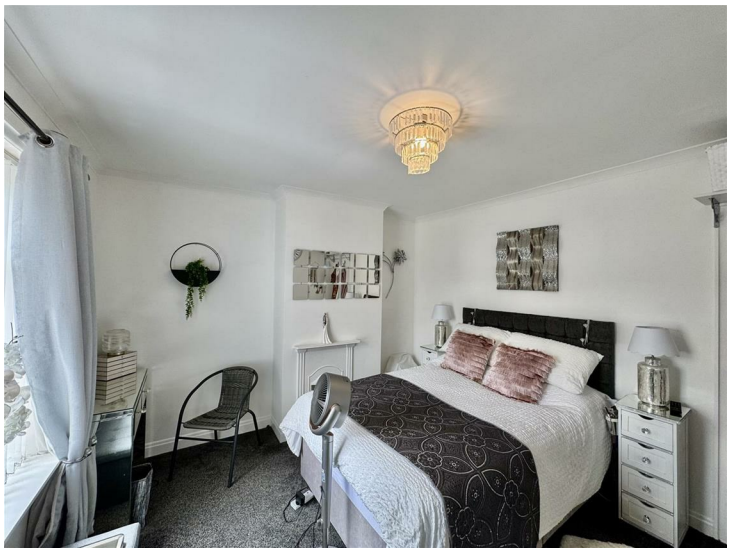
DINING KITCHEN 13′4″ max x 9′1″ max

Spanning the rear of the property with a delightful view over the rear garden from its window, the dining kitchen is fitted with a range of pale grey wall and base units, contrasting work surfaces with stylish tile splashbacks and a composite sink with mixer tap over. Integrated appliances include an electric oven, a four ring electric hob with extractor over, fridge freezer, dishwasher and a washing machine. To the far side of the kitchen is room for a table and chairs. Vinyl flooring flows underfoot, spotlights adorn the ceiling and an understairs pantry has fitted shelving providing storage for household items. An external door opens to the garden and a sliding door leads back through to the living room.

FIRST FLOOR LANDING

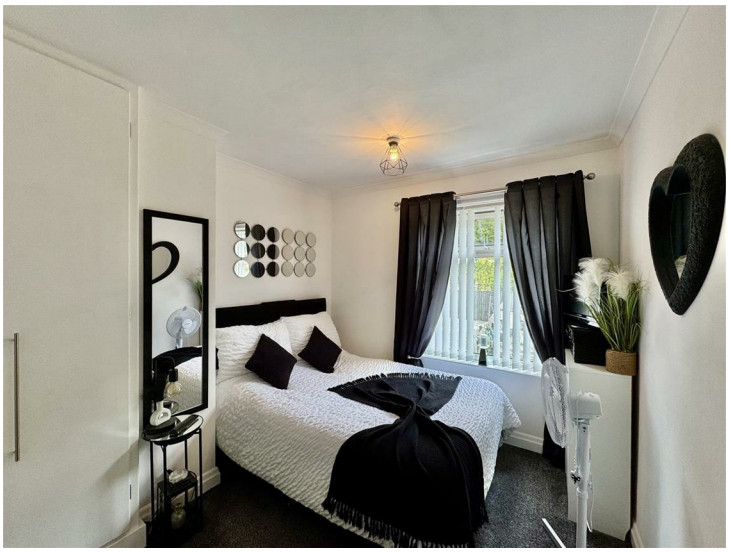


BEDROOM ONE 12′4″ max x 11′2″ max



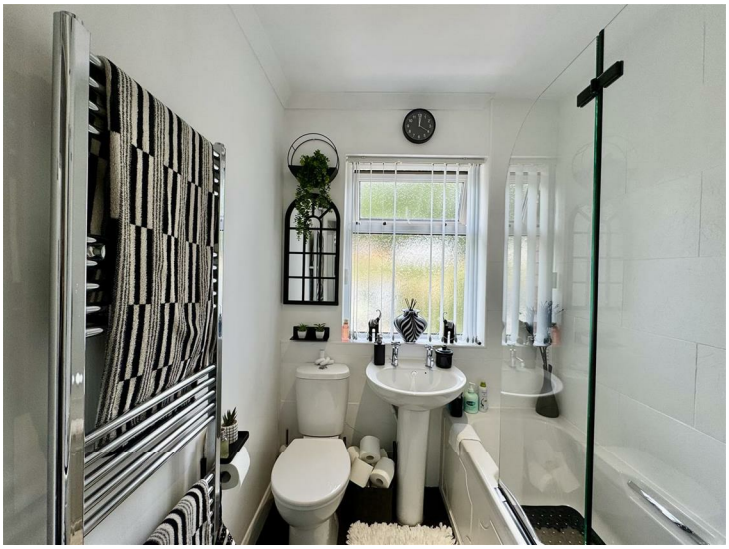
Enjoying neutral décor the master bedroom has a fitted double wardrobe, ample space for free standing bedroom furniture and a decorative fireplace. A large window gives a view of the street scene below and a door leads to the landing.

BEDROOM TWO 10′3″ max 8′11″ max



Located at the rear of the property is a second light and airy double bedroom with a bank of fitted wardrobes and space for a range of free standing bedroom furniture. A window gives a superb view out over the garden and a door leads to the landing.

BATHROOM 5'7" max x 5'6" max



This attractive bathroom comprises of a three piece white suite including a bath with with shower over and glass screen, a pedestal hand wash basin and a low level W.C. The bathroom is is partially tiled with contrasting tile underfoot, has a chrome towel radiator, obscure glazed rear window, spot lights and a sliding door which leads to the landing.

REAR GARDEN

Wonderfully landscaped, adjoining the property is a paved patio area which is perfect for dining, barbeques and has space for garden furniture, leading to an artificial lawned garden and a further raised decking area to the rear which offers space to sit out and enjoy the view back to the house. The garden is fence and hedge enclosed and has space for a timber outbuilding.

Yale

EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a driveway which creates parking for one vehicle and offers space for decorative pots and planters.

***MATERIAL INFORMATION**

TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 Years
Start date - 01/09/1935
Years remaining - 908

ADDITIONAL COSTS:
Ground rent - £2.50 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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

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.

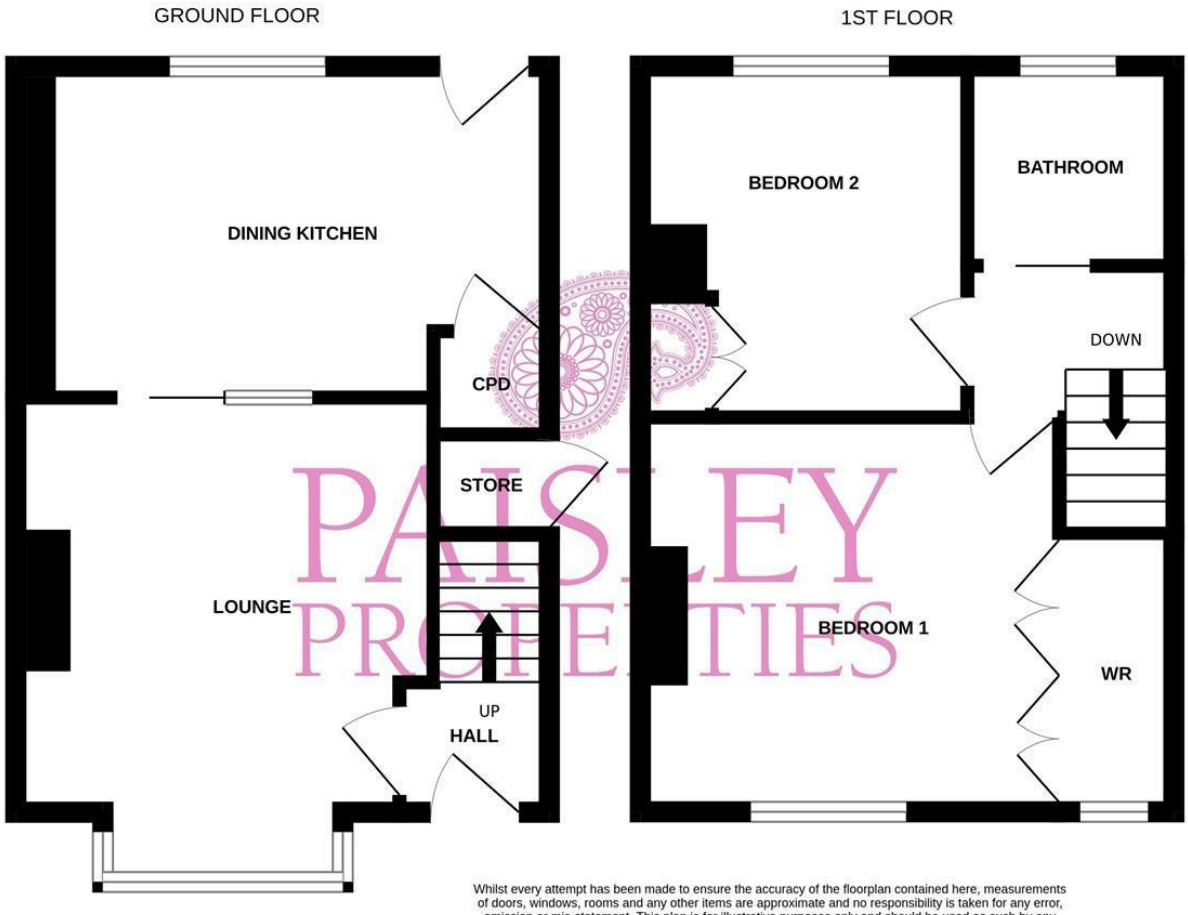
MORTGAGES

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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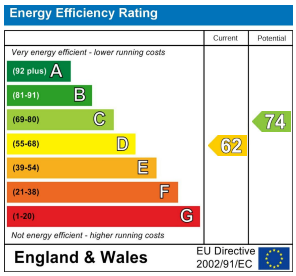

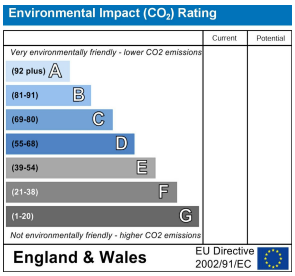

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