

17 Greenside Avenue,
Waterloo HD5 8QQ

OFFERS AROUND
£200,000



BEAUTIFULLY PRESENTED AND NEUTRALLY DECORATED THROUGHOUT, THIS THREE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, FAR REACHING VIEWS, TIERED GARDEN WITH PATIO AND DECKING, DRIVEWAY FOR MULTIPLE VEHICLES AND A SINGLE DETACHED GARAGE.

LEASEHOLD - 999 YEARS - EXPIRING 2963 - CHARGES £8 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc door with obscure side window into this welcoming entrance hallway with space to remove outdoor clothing and room for freestanding storage. A door leads through to the lounge, an opening leads in to the kitchen and stairs with a timber balustrade ascend to the first floor landing.



LOUNGE 15'9" x 12'2" max

This spacious reception room is decorated in neutral tones, has ample space for freestanding furniture and the focal point being the gas fire with wood surround and marble hearth. A large window lets natural light flood through the space and hardwood flooring flows underfoot. A door leads through to the entrance hallway and an opening leads to the dining room.



KITCHEN 11'11" x 7'4" max

This stylish kitchen is fitted with a range of grey wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over, space for fridge, plumbing for a washing machine and a handy storage cupboard ideal for household items. A rear facing window provides a pleasant outlook over the garden, spot lights to the ceiling, vinyl flooring underfoot completes the room. A door leads through to the dining room, an opening leads back through to the entrance hallway and an external door opens to the driveway at the side of the property.



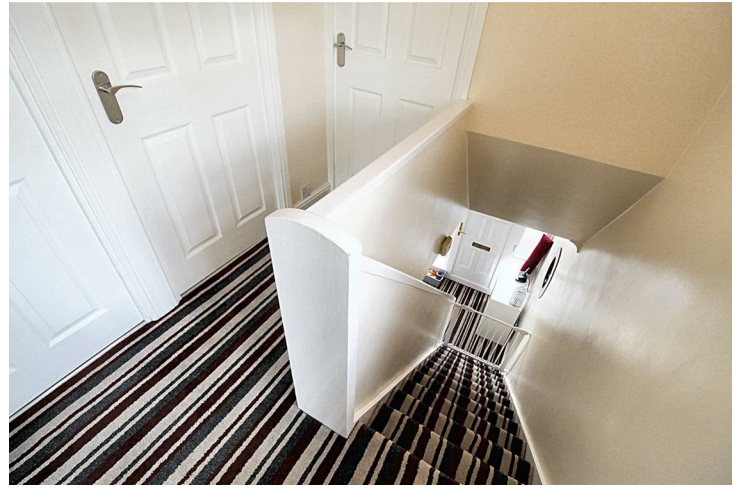
DINING ROOM 10'6" x 7'5" max

Located to the rear of the property with views over the garden is this bright and airy dining room which has plenty of space for dining room furniture, hardwood flooring underfoot, an opening leads through to the lounge and a door opens to the kitchen.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side window and doors lead through to the three bedrooms and house bathroom. A loft hatch provides access into the loft space.



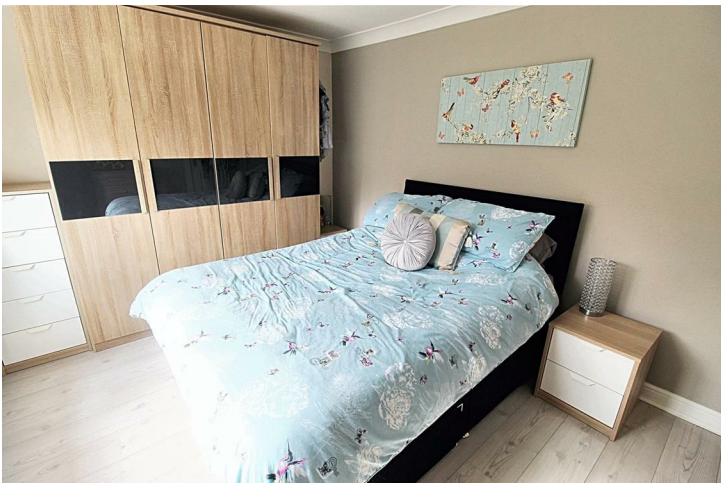
BEDROOM ONE 12'2" x 11'10" max

This generously sized double bedroom is positioned to the front of the property offering pleasant far reaching views. This tastefully decorated room benefits from a bank of fitted wardrobes, drawers and space for freestanding bedroom furniture. Laminate flooring flows underfoot and spotlights to the ceiling completes the look. A door leads through to the landing.



BEDROOM TWO 12'8" x 9'8" max

Another fantastic double bedroom positioned to the rear of the property with lovely views over the garden. There is ample space for freestanding furniture, laminate flooring underfoot and a door leads through to the landing.



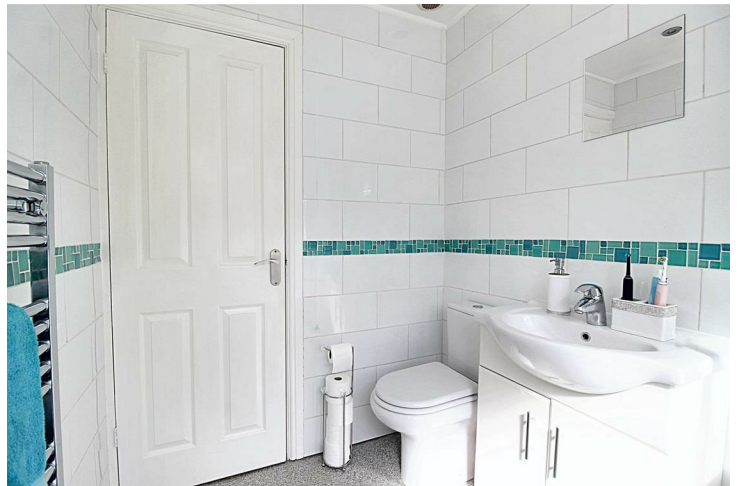
BEDROOM THREE 7'4" x 7'2" max

A bright single bedroom located at the front of the property and again with far reaching views, benefitting from a fitted wardrobe and laminate flooring. A door leads through to the landing.



BATHROOM 6'7" x 5'4" max

This attractive house bathroom is fitted with a three piece white suite including a bath with shower over with bi fold glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is fully tiled, has complementing vinyl flooring underfoot, a rear obscure glazed window, chrome heated towel rail and a door leads onto the landing.



REAR GARDEN

This good size tiered garden offers a range of spaces to enjoy, two patios ideal for outdoor dining and barbeques, a lawn area with well maintained shrubs, bushes, colourful flower beds and raised decking with ample space for garden furniture and a timber outbuilding if desired.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property there is block paved off road parking for two cars and a driveway leads to the side of the house to a single detached garage which has electric and an up and over door..

A pathway with stone steps and a wrought iron balustrade leads to the front door.





MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £8 PER ANNUM

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE & DRIVEWAY

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

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.

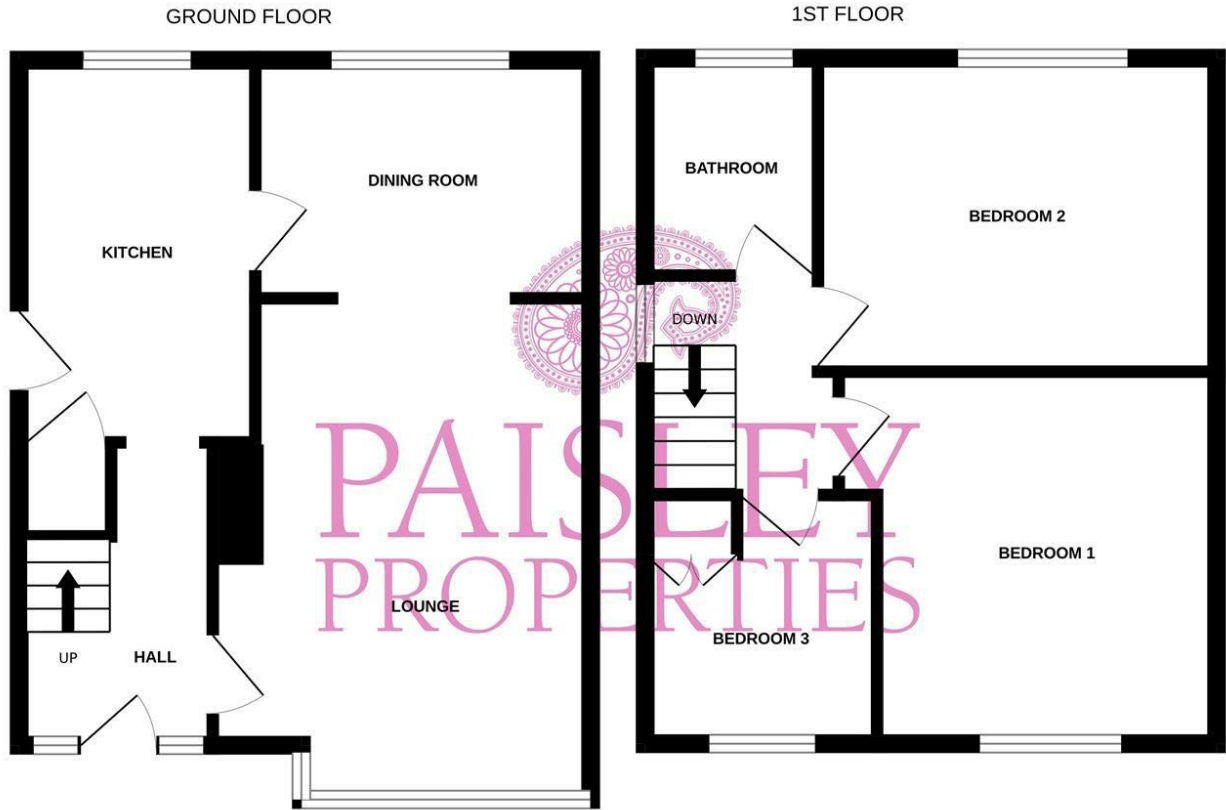
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

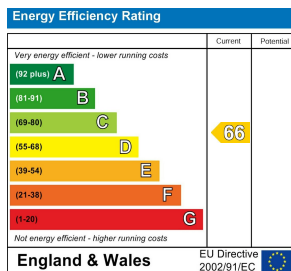
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



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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