

20 Fenay Lea Drive,  
Waterloo HD5 8RR

OFFERS AROUND  
£200,000



THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW BOASTS AN ATTRACTIVE KITCHEN, SPACIOUS LIVING ACCOMMODATION, LOW MAINTENANCE GARDENS AND DRIVEWAY.

LEASEHOLD 999 YEARS - EXPIRING 2971 - CHARGES £15 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a white glazed UPVC door into a bright and welcoming hallway which has ample space for removing outdoor clothing and a handy storage cupboard. Doors lead to the kitchen, lounge/diner, two bedrooms and the shower room.



## KITCHEN 9'1" x 8'0" max

Positioned at the front of the property is this attractive kitchen which is fitted with white gloss wall and base units, contrasting roll top work surfaces with matching upstands and a stainless steel sink and drainer with mixer tap over. The kitchen also benefits from a range of integrated appliances comprising of fridge, freezer, washing machine, dishwasher, electric oven and four ring gas hob with extractor fan above. Vinyl click flooring gives a practical solution underfoot and spotlights to the ceiling completes the look. A window looks out onto the front garden and a door leads to the hallway.



## LOUNGE DINER 11'5" x 17'5" max

This good sized reception room is light and airy and a great entertaining/dining space, the focal point being the electric fire with marble effect surround and hearth. A large front facing window gives a pleasant outlook over the front garden and street scene beyond and a door leads through to the hallway.





**BEDROOM ONE 12'7" x 8'4" to fitted wards**

Located to the rear of the property is this generously proportioned and neutrally decorated double bedroom with a bank of fitted sliding wardrobes and space for additional freestanding furniture. A large window overlooks the rear garden and a door leads through to the hallway.



**BEDROOM TWO 9'3" x 8'5" max**

Another light and airy double bedroom with space for freestanding furniture and features patio doors which open out onto the rear decking. An internal door leads to the hallway.





## SHOWER ROOM

This three piece wetroom/shower room features a white suite comprising of a shower with glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled with attractive wall tiles and has complimentary floor tiles underfoot, chrome heated tile radiator, side facing obscure glazed window and a door leads to the hallway.



## REAR GARDEN

To the rear of the property is a low maintenance patio garden with raised decking which offers entertaining space for Al fresco dining with ample room for garden furniture. Colourful rockery plants, pebbled borders and an astro turf lawn. There is space for a summerhouse and timber out building.





## EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a low maintenance pebbled and patio garden with space for decorative pots and planters.

A driveway for one vehicle leads to side of the property and to the entrance via ramped access.





## **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. \*

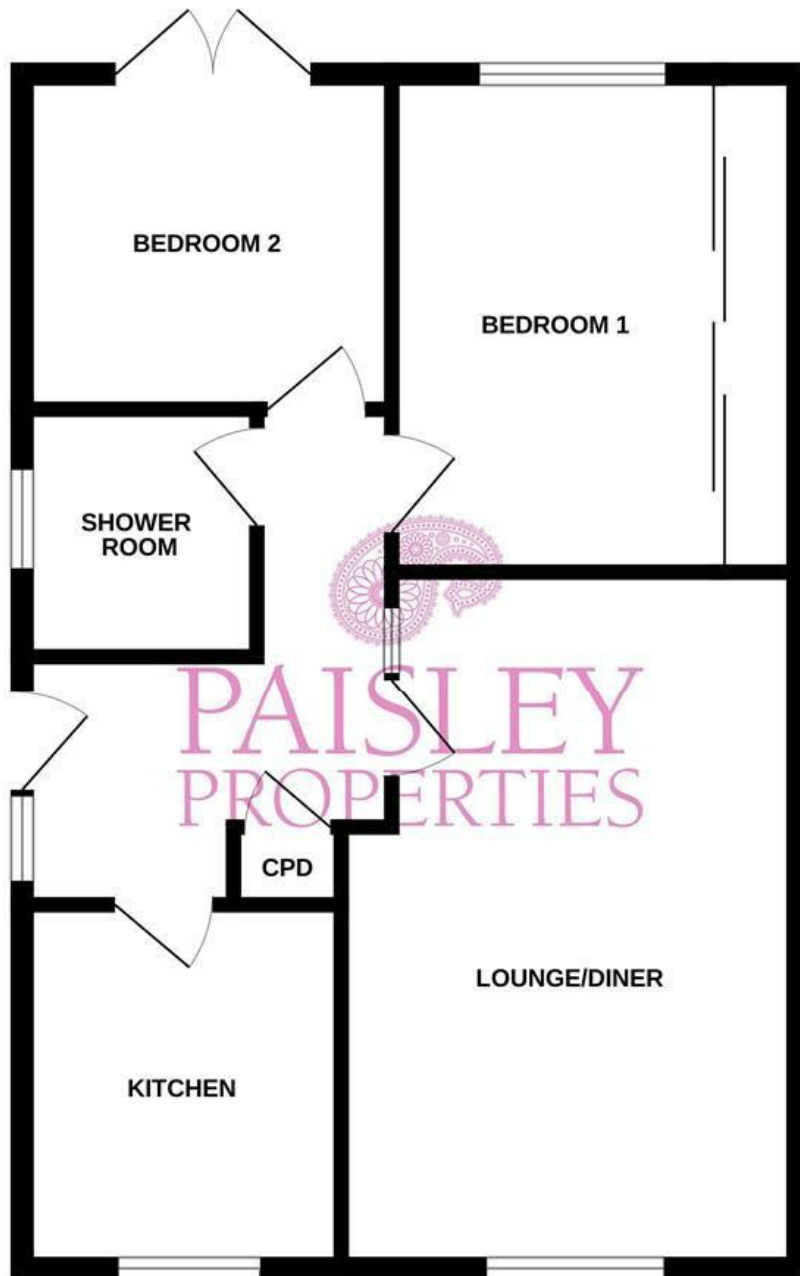
## **PAISLEY**

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.

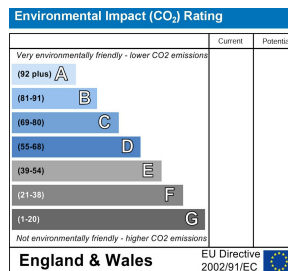
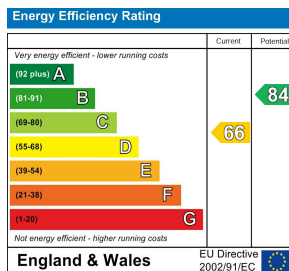
## **SURVEY TEXT**

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](mailto: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.  
 Made with Metropix ©2024



[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

Almondbury Office:  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

Mapplewell Office:  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

