60 Fleminghouse Lane, Waterloo HD5 8QG

ASKING PRICE
£100,000















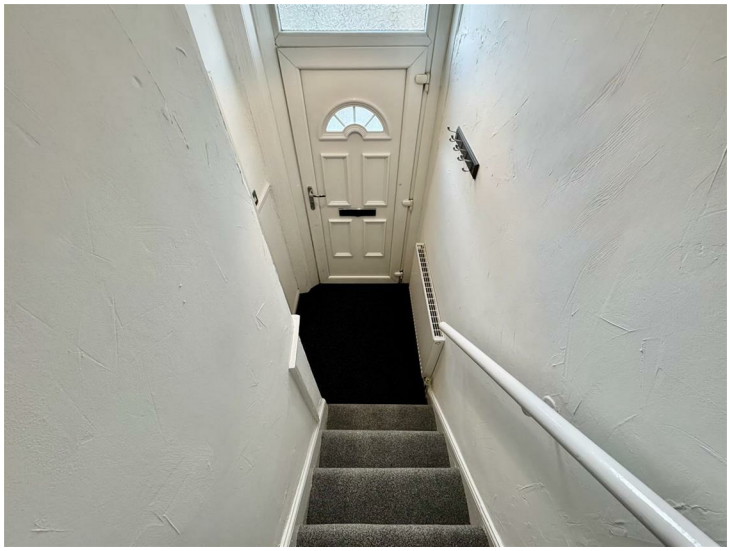
THIS "MOVE IN READY" MID TERRACED PROPERTY BOASTS DECEPTIVELY SPACIOUS AND STYLISH THREE STOREY LIVING ACCOMMODATION, A LOW MAINTENANCE GARDEN AREA AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALL





You enter the property through a uPVC door into the entrance hall which has space to remove coats and shoes. A staircase with a timber balustrade ascends to the first floor landing and a door opens to the living kitchen.

LIVING KITCHEN 15'3" max x 14'6" max



This well presented living space really is the heart of the home. The modern kitchen is located to the front of the room and is fitted with grey wall and base units, contrasting worktops and a stainless steel sink with mixer tap over. There is an integrated electric oven, four ring electric hob with extractor over and a breakfast bar ideal for informal dining. The room has an abundance of space for free standing living room furniture and a large window overlooks the front garden and street scene below. Doors open to the cellar steps and back through to the entrance hallway.

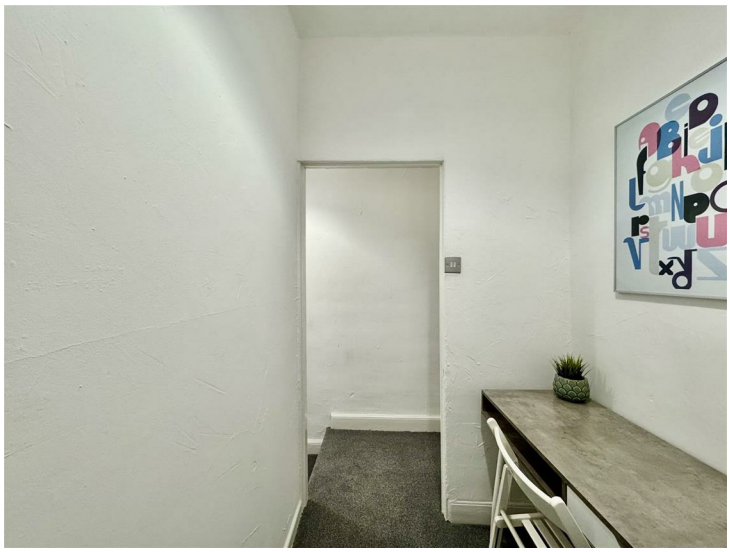







CELLAR / UTILITY 17'9" max x 5'11" max
Stone steps descend to the cellar which houses the boiler, has inset shelving, plumbing for a washing machine, space for a tumble dryer, a fridge freezer and also providing excellent storage.

FIRST FLOOR STUDY LANDING

Stairs ascend from the entrance hall to the spacious first floor landing which has an office space and a floor to ceiling storage cupboard ideal for towels and bed linen. Doors lead through to bedroom one, the bathroom and a staircase ascends to attic room.

BEDROOM ONE 15'10" max x 9'8" max





This generous size and tastefully decorated double bedroom benefits from fitted wardrobes with overhead storage and has a good amount of space for furniture. A large window overlooks the street scene below and far reaching views beyond. A door leads to the landing.

ATTIC ROOM 17'8" max x 9'4" max



Nestled in the eaves and flooded with natural light from the Velux window is another good sized room with plenty of space for double bed, additional furniture and a staircase descends to the first floor landing.

BATHROOM 7'6" apx x 5'4" apx





This attractive bathroom is fitted with a three piece white suite including a bath with shower over, low level W.C and a pedestal hand wash basin. The room is partially splash boarded and an obscure window fills the room with light. Complementary vinyl flooring flows underfoot and a door leads to the landing.

EXTERNAL AND PARKING





Externally, the property enjoys a low-maintenance gravelled frontage with wrought iron fencing ideal for sitting out, decorative pots/planters and with space for garden furniture.

The property has on street parking to the front.



VIEWS



The property occupies an elevated position with far reaching roof top views to the front.

PERSONAL INTEREST

Please be aware that a vendor of this property is an employee of Paisley Properties.

***MATERIAL INFORMATION**
TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Stone

PARKING:
On Street Parking

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 - 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.

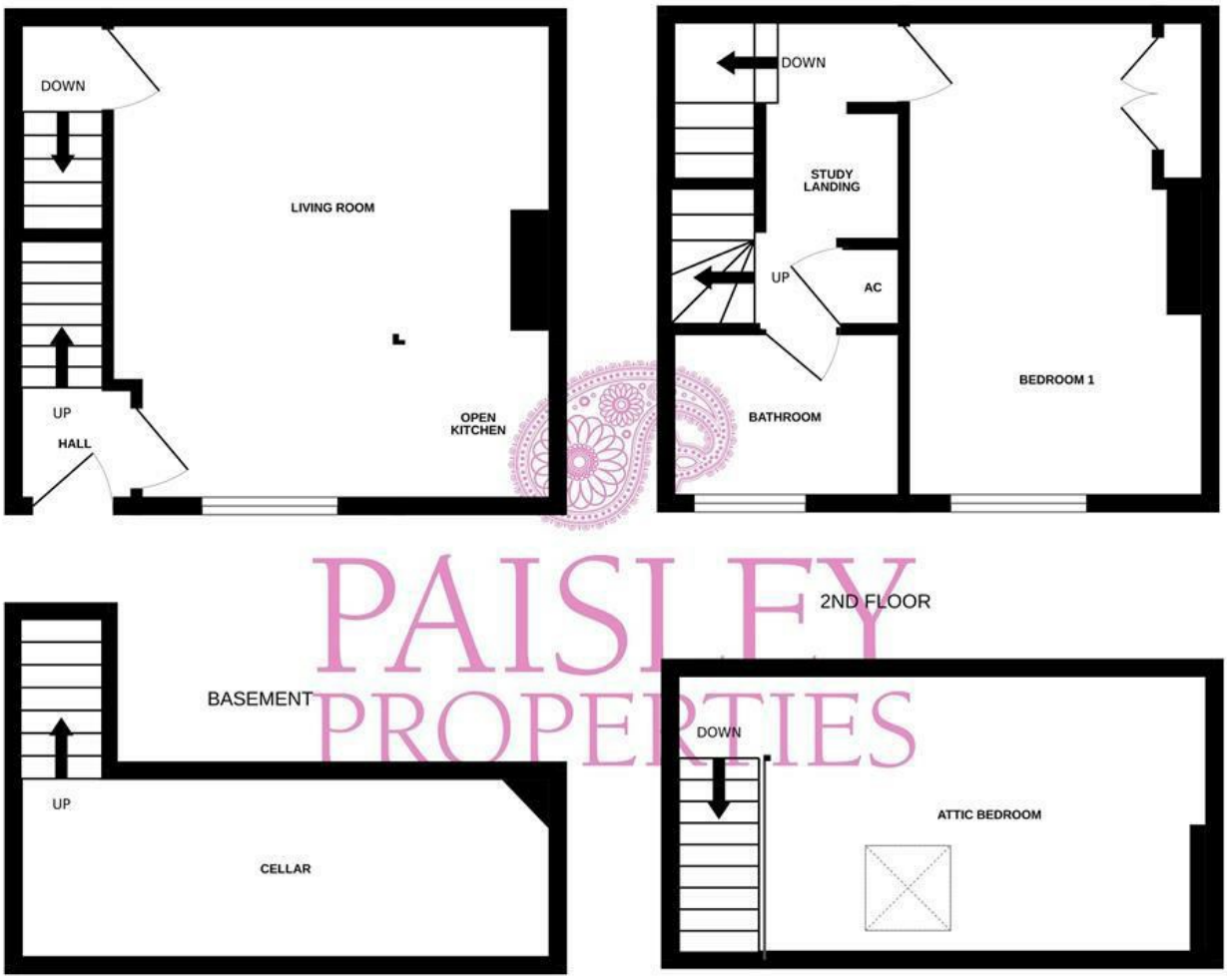
MORTGAGES - PAISLEY / ALMONDBURY
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would 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.

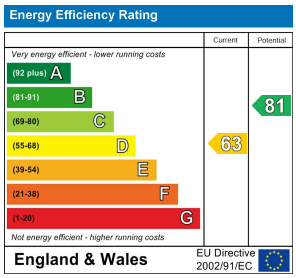
GROUND FLOOR

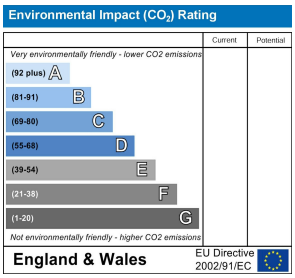
1ST FLOOR



PAISLEY PROPERTIES

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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