

26 Mountfield Avenue,
Waterloo HD5 8RD

OFFERS AROUND
£199,950



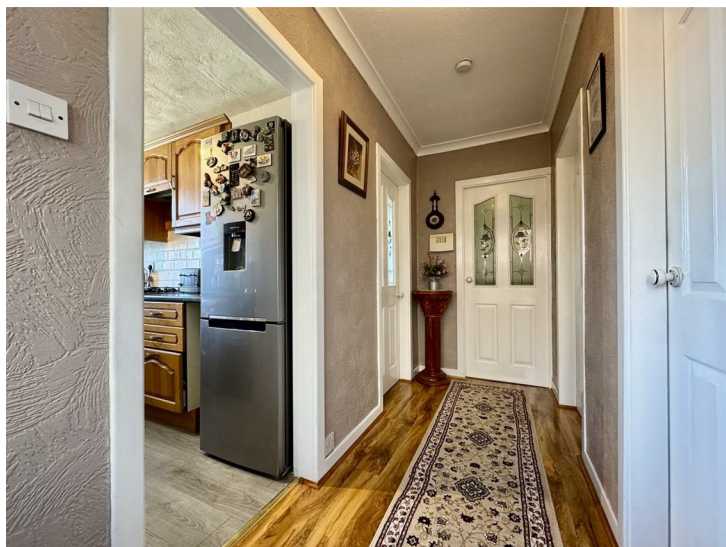
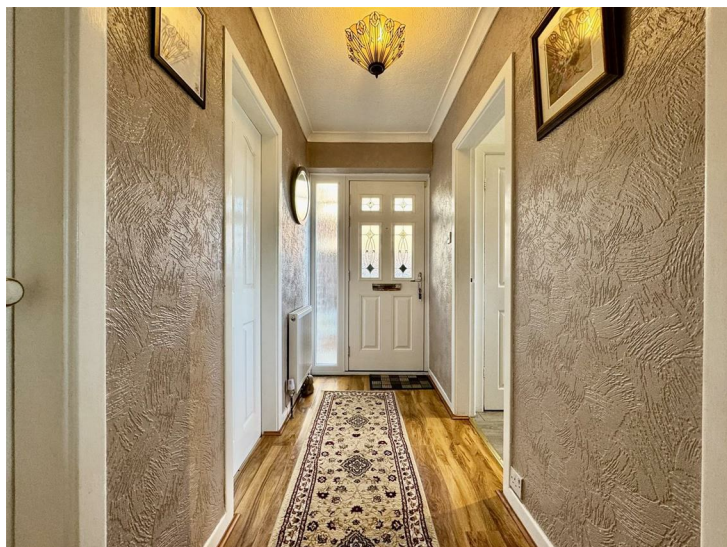
ENJOYING AN ELEVATED POSITION, THIS CHARMING TWO BEDROOM SEMI DETACHED BUNGALOW
BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS AND A GARAGE.

LEASEHOLD - EXPIRES 2960 - CHARGES £6 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a composite door in to an inviting entrance hallway with laminate flooring underfoot. There is space to remove outdoor clothing and doors lead to the kitchen, lounge diner, two bedrooms and the bathroom.



LOUNGE DINER 19'3" max x 12'5" max

This fabulous sized reception room is bright and airy courtesy of the front facing windows, there is plenty of space for living room furniture and to one side there is room for a dining table and chairs. A coal effect electric fire with marble surround and hearth creates a lovely focal point, laminate flooring completes the room and a door leads through to the hallway.





KITCHEN 10'2" apx x 6'11" max

Located to the front of the property with views over the front garden, rooftops and countryside beyond is the kitchen with timber wall and base units, contrasting roll top work surfaces, bevelled metro tile splashbacks and a stainless steel sink and drainer. Integrated appliances include an electric oven with four ring gas hob and concealed extractor over, space for a fridge/freezer and plumbing for a washing machine. Laminate flooring flows underfoot, there is a handy storage cupboard ideal for household items and a door leads through to the hallway.



BEDROOM ONE 15'2" max x 12'9" max

This generously sized double bedroom overlooks the pretty garden through the large rear facing window, a bank of fitted wardrobes, plenty of space for free standing furniture and laminate flooring underfoot. A hatch gives access to the part boarded loft, a cupboard houses the boiler and a door leads through to the hallway.



BEDROOM TWO 9'8" apx x 9'7" apx

Currently used as a second double bedroom, this versatile room could alternatively make a great home office, hobby room or dining room. A window overlooks the rear garden and a door leads through to the hallway.



BATHROOM 9'6" max x 5'4" max

The bathroom is fitted with a white three piece suite comprising of a bath with shower over, pedestal hand wash basin and a low level W.C. The room is fully tiled with complimentary tile flooring underfoot and a rear facing obscure window floods the room with light. A door leads through to the hallway.



REAR GARDEN

To the rear there is an Indian sandstone patio adjoining the property which is perfect for outdoor dining. A beautifully landscaped tiered lawn surrounded by flowerbeds, has space for a greenhouse and an outbuilding and the garden backs onto nearby woodland which offers a good degree of privacy.



EXTERNAL FRONT AND GARAGE

Stone stairs take you up to the front of the elevated property where there is a well maintained lawned garden, a decorative pebble garden and plant bed borders surrounding. A timber gate opens to the right side of the property where there is space to sit out with room for garden furniture.

A garage is located below the property which has an up and over door.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 Years

Start date - 06/09/1961

Years remaining - 935

ADDITIONAL COSTS:

Ground rent - £6 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / On Street Parking

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

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.

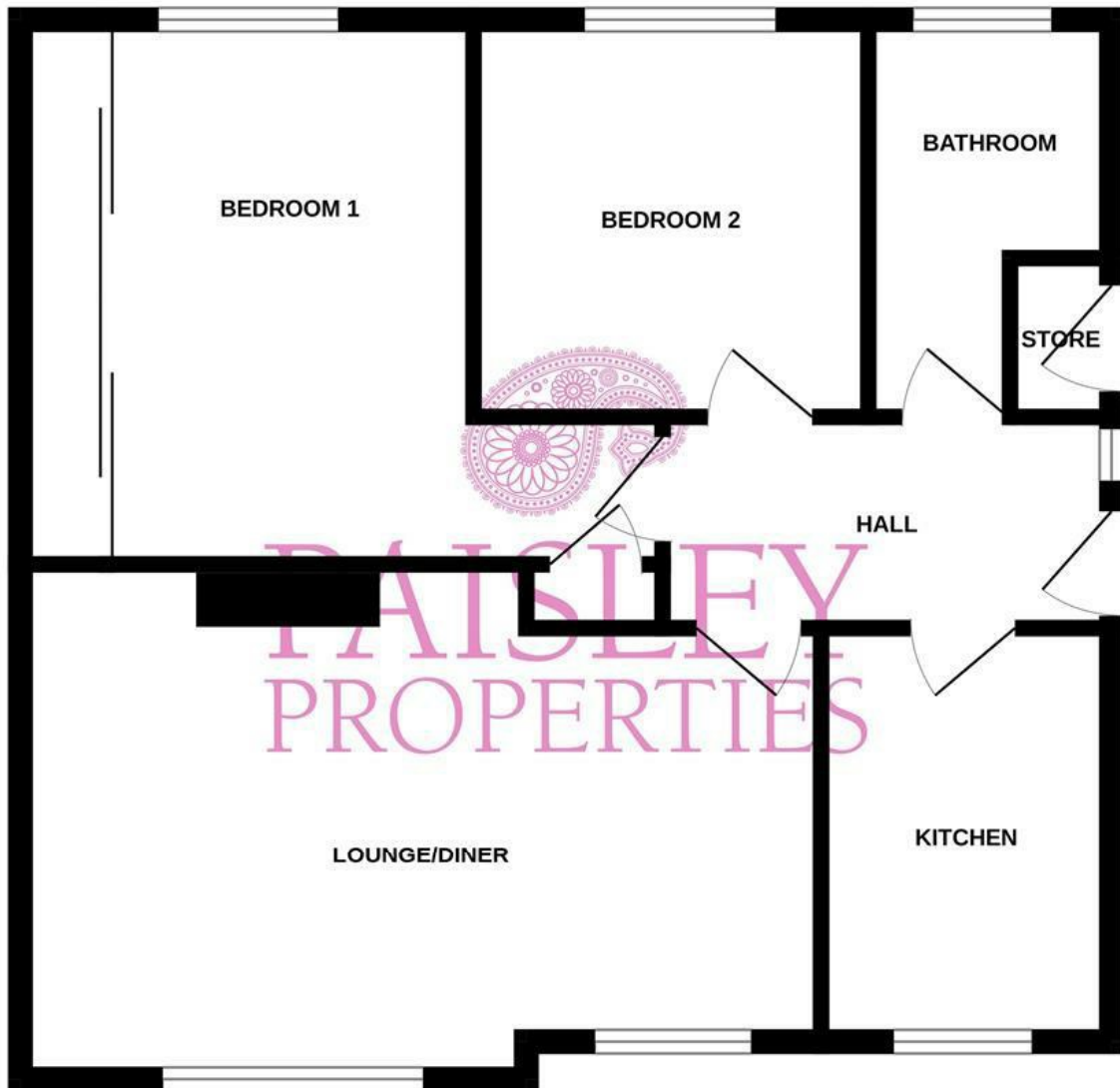
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

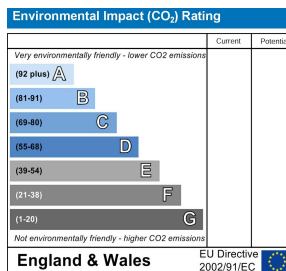
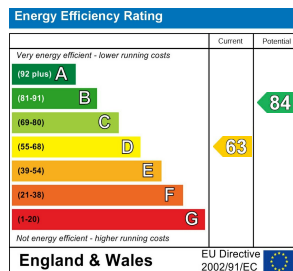
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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