

4 Mitchell Avenue,
Waterloo HD5 8QF

OFFERS AROUND
£145,000



WELL PRESENTED THROUGHOUT, THIS TWO DOUBLE BEDROOM MID TERRACE PROPERTY BOASTS A USEFUL ATTIC ROOM, PRETTY REAR GARDEN WITH SUMMERHOUSE AND A DRIVEWAY FOR ONE VEHICLE.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH 4'9" apx x 4'5" apx

You enter through a upvc door into this handy entrance porch which has space to remove and store outdoor clothing, a window overlooks the drive and a door opens to the lounge.

LOUNGE 12'11" apx x 12'10" max

Entered from the porch is this cosy family lounge fitted with a pebble effect gas fire with marble fireplace and hearth which creates a lovely focal point to the room. There is plenty of space for living room furniture, a front aspect window and a door leads through to the kitchen.

**DINING KITCHEN 9'11" apx x 9'10" max**

Positioned to the rear of the property with views to the garden through the rear elevation window is this lovely dining kitchen fitted with wood effect wall and base units, contrasting black roll top work surfaces, a composite sink with mixer tap over and tiled splashbacks. There is space for a gas oven with a concealed extractor and for a fridge freezer. There is plumbing for a washing machine and room to one side for a small breakfast table and chairs. An under stairs cupboard provides excellent storage for household items. Laminate flooring flows underfoot, a door leads though to the lounge and a staircase ascends to the first floor landing. An external door opens to the rear garden.





FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the kitchen to the first floor landing where there is loft access via a hatch and doors lead through to two bedrooms, the house bathroom and a staircase ascends to the attic room.

BEDROOM ONE 12'11" max x 8'8" apx

This generous sized double bedroom is nicely presented and has ample space for free standing furniture, an understairs storage cupboard and a front aspect window. A door leads to the landing.



BEDROOM TWO 12'1" apx x 6'11" apx

Another double bedroom which has pleasant views over the rear garden. There is space for bedroom items and a door leads to the landing.



ATTIC ROOM 14'5" max to under eaves x 13'0" apx

This versatile attic room could be used as an occasional bedroom, home office, games room or child's playroom. There is a Velux window and stairs descend to the first floor landing.



BATHROOM 5'7" apx x 5'5" apx

This modern bathroom comprises of a three piece white suite including bath with waterfall shower over and glass screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and has vinyl underfoot. The room has an obscure glazed rear facing window, a chrome towel radiator and a door which leads to the landing.



REAR GARDEN

To the rear is a pretty garden which has a range of spaces to enjoy, a patio ideal for outdoor dining, a well maintained lawn with space for garden furniture and raised decking with a summerhouse and storage room.

There is access for neighbouring properties.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a block paved driveway for one vehicle.

***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Driveway

RIGHTS AND RESTRICTIONS:

Neighbours have a right of access over the property's land.

DISPUTES:

We are aware of a neighbour dispute re: the size of the summerhouse and boundary line.

BUILDING SAFETY:

There are no known structural defects 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.

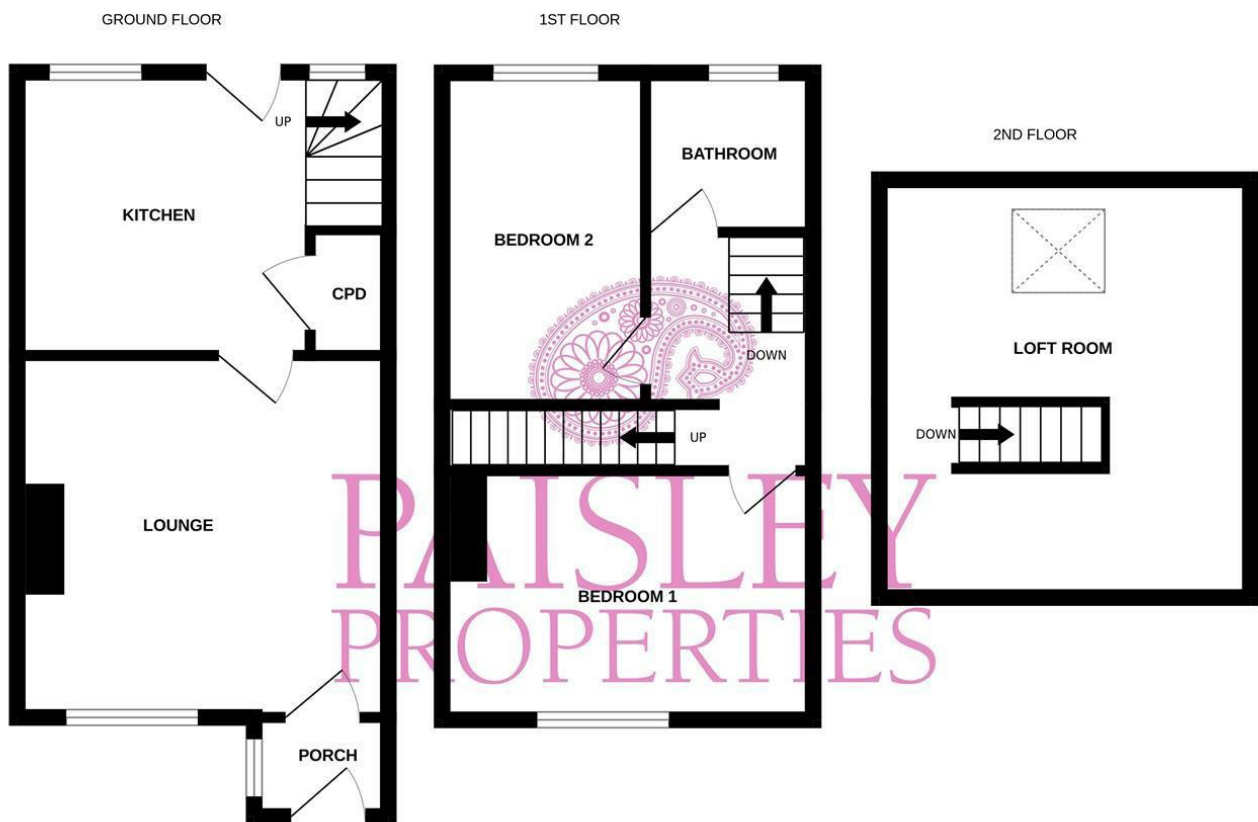
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

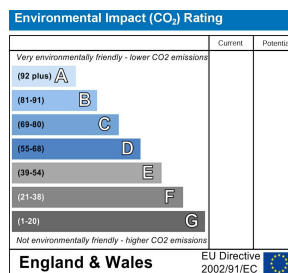
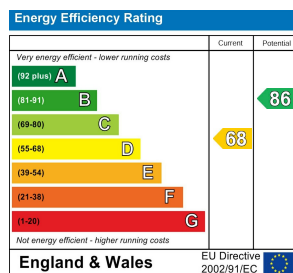
SURVEY TEXT

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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