36 Mountfield Road, Waterloo HD5 8RA

OFFERS AROUND £205,000















BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERING FAR REACHING VIEWS, THIS THREE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS AND STYLISH LIVING ACCOMMODATION, A NICELY LANDSCAPED REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS, GROUND RENT £4.50 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY PROPERTIES

ENTRANCE HALLWAY
You enter the property through a Upvc part glazed door with side window into a light and airy, welcoming entrance hallway with laminate flooring underfoot. There is space to remove outdoor clothing, a door leads through to the living room, an opening leads to the kitchen and a staircase with a timber balustrade ascends to the first floor landing.

LOUNGE DINER 20'0" max x 11'9" max




This neutrally decorated and generous size reception room has dual aspect windows flooding the room with natural light and offering pleasant views to the front and rear. The room has ample space for freestanding living room and dining furniture and a coal effect gas fire with a brick surround gives a lovely focal point to the room. Sliding glazed doors open to the garden and a door leads back through to the hallway.




KITCHEN 9'10" max x 6'11" max




This stylish and recently fitted kitchen has a range of contrasting wall and base units with Corion worktops matching upstands and an inset sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring induction hob with extractor fan over and a fridge freezer. There is plumbing for a washing machine, an understairs cupboard houses the boiler and offers space for household items. Laminate flooring flows underfoot, an opening leads to the hallway and a side glazed door opens to the side of the property.

FIRST FLOOR LANDING




Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, doors lead to three bedrooms, the house bathroom and a hatch gives ladder access to the part boarded loft which also has a Velux window.

BEDROOM ONE 11'9" max x 9'0" max





This tastefully decorated double bedroom overlooks the rear garden below and allotments beyond. There is space for freestanding furniture, a bank of fitted wardrobes and a door leads to the landing.



BEDROOM TWO 10′6″ max x 10′4″ max



This spacious and well presented double bedroom has ample space for freestanding furniture. A window gives a view of the street scene below, far reaching views over to Emley Moor Mast and a door leads to the landing.



BEDROOM THREE 6'11" max x 6'2" max
A bright single bedroom located to the front of the property with bulk head shelving which would make an ideal child's bedroom, office or dressing room with views over the street scene below and a door leads to the landing.

BATHROOM 5'11" apx x 4'11" apx



This attractive bathroom is fitted with a white three-piece suite, including a bath with shower attachment over and a glass screen, vanity hand wash basin with mixer tap, a low level W.C and a chrome towel radiator. The room is fully tiled with complimentary tiled flooring underfoot. A rear obscure window allows light to flow through and a door leads through to the landing.

REAR GARDEN



Backing onto the allotments and great for barbeques, entertaining and family gatherings, this good size and nicely landscaped garden can be accessed from the side of the property, out through the kitchen and from the lounge diner. The garden offers an excellent range of spaces to enjoy which include an Indian sandstone patio, decked dining area, tiered flower bed borders, a lawn and ample room for garden furniture and a timber outbuilding.





EXTERNAL FRONT AND PARKING





To the front of the property is a low level wall and a lawn with flower bed borders. A path leads to the front door and a driveway leads down the left side of the property sweeping into a paved area which provides parking for multiple vehicles.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 years
Start date - 29 September 1955
Years remaining - 928

ADDITIONAL COSTS:
Ground rent - £4.50

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

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.

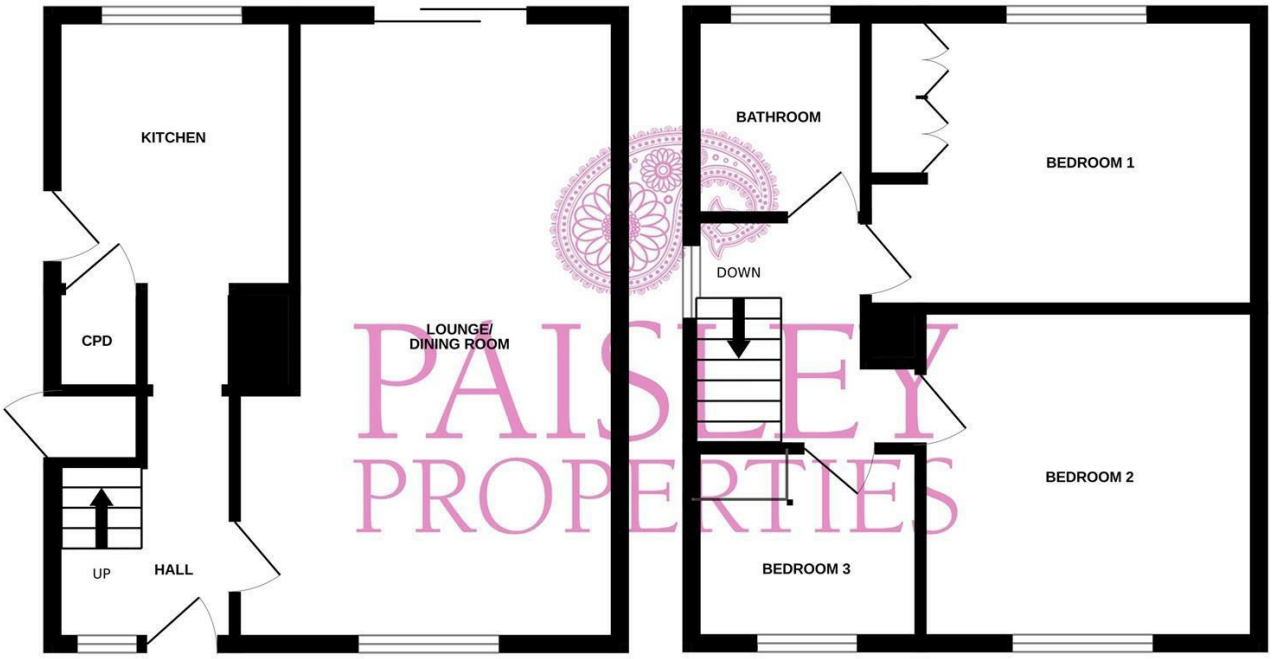
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

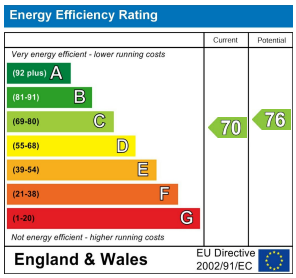
GROUND FLOOR

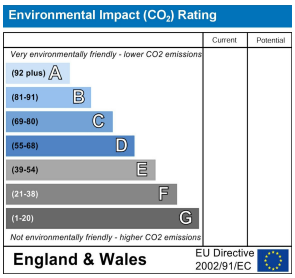
1ST FLOOR



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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