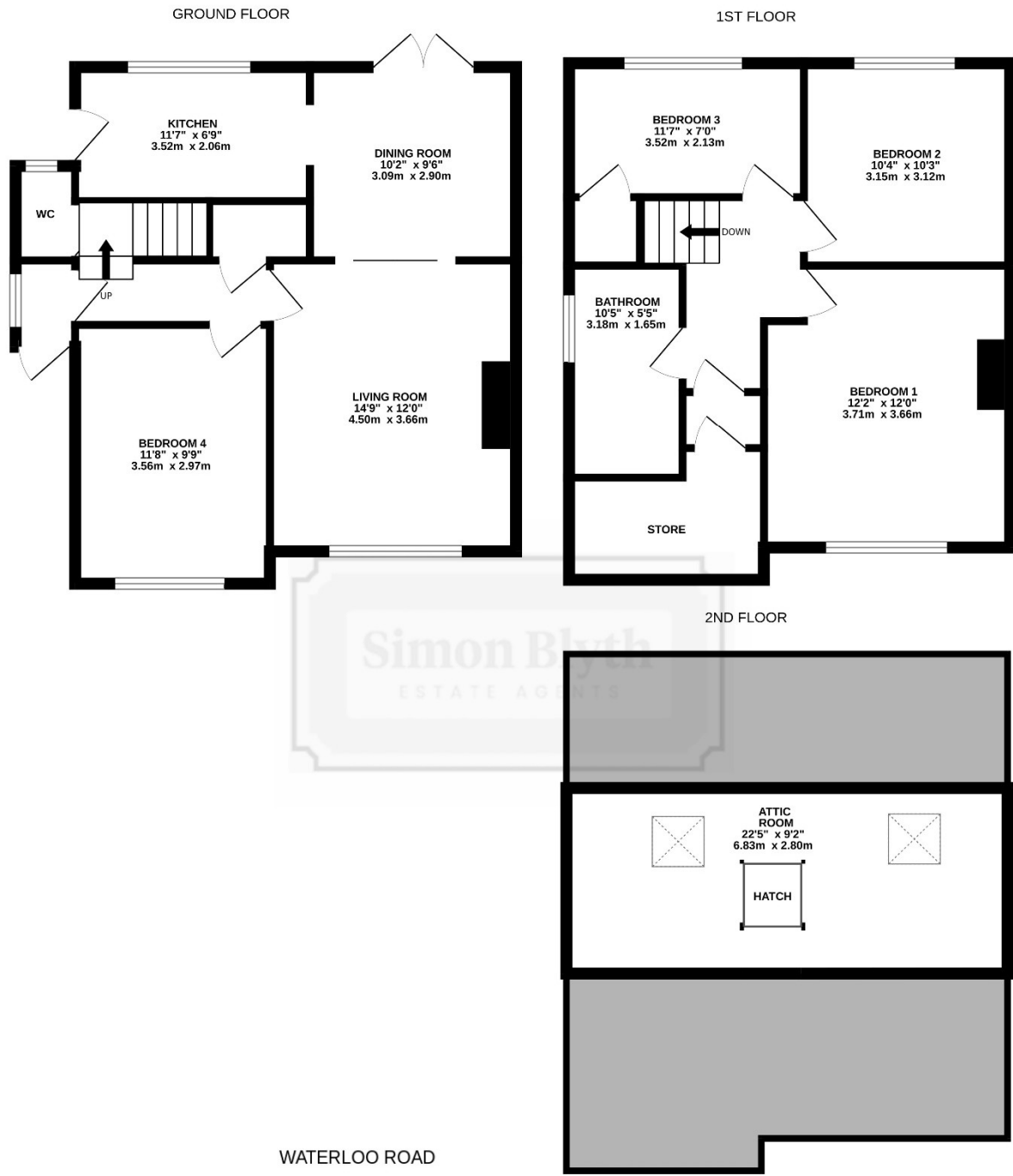




53 Waterloo Road, Waterloo, Huddersfield, HD5 0AF



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PROPERTY DESCRIPTION

An attractively presented and tastefully appointed 4-bedroom semi-detached house with bedrooms to both ground and first floor, ideal for a family and located in an established residential area close to local schools and amenities.

The property was rewired circa 2020 and has a gas central heating system and uPVC double glazing with accommodation briefly comprising to the ground floor entrance porch, hall, downstairs w/c, living room, dining room, fitted kitchen and bedroom/additional reception room. First floor landing leading to 3 further bedrooms, bathroom and storeroom. From the landing there is a loft hatch with ladder leading to a boarded loft with radiator and 2 Velux double glazed windows. Externally a block paved driveway provides off road parking together with gardens to front and rear and former garage which has been insulated and boarded with power and light creating a multipurpose space.

Offers Around £260,000

GROUND FLOOR

ENTRANCE PORCH

Measurements- 3'6" x 2'7"

This has a uPVC and frosted double glazed door, uPVC double glazed windows, wall light, cloaks rail and from here a composite panelled and frosted double glazed door opens into the entrance hall.

ENTRANCE HALL

With ceiling light point, ceiling coving, central heating radiator, to one side a staircase rises to the first floor together with a useful storage cupboard beneath. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS W.C

Measurements- 4'5" x 2'7"

With automatic inset ceiling spotlight, frosted uPVC double glazed window, laminate floor, central heating radiator and fitted with a low flush w.c.

LIVING ROOM

Measurements- 14'9" x 12'0"

A comfortable and well-proportioned reception room with large uPVC double glazed window looking out over the front garden and providing the room with plenty of natural light. There is a decorative ceiling rose with ceiling light point, ceiling coving, two vertically hung column style radiators and as the main focal point of the room there is a chimney breast and mounted to this there is a fire surround with a pebble electric fire with convector heater. To the rear of the living room twin oak and glazed sliding doors give access to the dining room.



DINING ROOM

Measurements- 10'2" x 9'6"

To one side there is a recess with cloaks hanging rail and inset ceiling downlighter. With uPVC double glazed French doors opening on to an area of composite decking, there is a decorative ceiling rose with ceiling light point, ceiling coving, central heating radiator and herringbone wood effect vinyl flooring which continues through into the kitchen.



KITCHEN

Measurements – 11'7" x 6'9"

This is accessed from an archway in the dining room and has a uPVC double glazed window looking out over the rear garden together with a composite panelled and frosted double glazed door giving access to the side. There is a ceiling light point, herringbone wood effect vinyl flooring and fitted with a range of white gloss base and wall cupboards with concealed lighting beneath, drawer, pan drawers and these are complimented by brushed stainless steel handles with contrasting overlying timber effect worktops together with silicon Mediterranean style tiled splashbacks, four ring induction hob with stainless steel extractor hood over, twin stainless steel integrated electric fan assisted ovens, integrated dishwasher, under counter space for washing machine, housing for fridge freezer, inset single drainer sink with brushed stainless steel mixer tap and floor matt with hatch to the sub floor.



BEDROOM FOUR

Measurements- 11'8" x 9'9"

This double room is situated adjacent to the living room and could alternatively be used as an additional reception room if required. There is a uPVC double glazed window looking out over the front garden together with a ceiling light point, ceiling coving and central heating radiator.



FIRST FLOOR

LANDING

With two ceiling light points, ceiling coving, loft hatch and from the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements-12'2" x 12'0"

This has a large uPVC double glazed window which looks out over the front garden and provides the room with plenty of natural light. There is a ceiling light point, central heating radiator and chimney breast.



BEDROOM TWO

Measurements-10'4" x 10'3"

This has a uPVC double glazed window looking out over the rear garden along with a pleasant wooded aspect beyond. There is a ceiling light point and central heating radiator.





BEDROOM THREE

Measurements-11'7" x 7'0"

This is situated adjacent to bedroom two and enjoys a similar aspect through a uPVC double glazed window. There is a ceiling light point, central heating radiator and useful storage cupboard which also houses a wall mounted Baxi gas fired central heating boiler.



BATHROOM

Measurements-10'5" x 5'5"

With a frosted uPVC double glazed window, inset ceiling spotlight, extractor fan, laminate flooring, part tiled walls which are floor to ceiling around the shower, chrome ladder style heated towel rail and fitted with a four piece suite comprising double ended panelled bath with chrome mixer tap, vanity unit incorporated wash basin with chrome monobloc tap and low flush w.c with concealed cistern together with a large walk in shower with glazed side panel and chrome shower fitting incorporating fixed shower rose and separate hand spray.



CLOAKS CUPBOARD

This is situated next to the bathroom and has a fitted cloaks rail and from here there is a door giving access to some useful storage space which is boarded and continues across the rear of the bathroom.

ATTIC ROOM

Measurements- 22'5" x 9'2"

This is accessed via a retractable aluminium ladder from the landing and is boarded, carpeted, there is a central heating radiator, storage cupboards, two ceiling light points and two Velux double glazed windows.



OUTSIDE

PARKING

Vehicular access to the property is along a cul-de-sac called Westbrook Drive where there is a bloc paved driveway which provides off-road parking.

GARDENS

To the front of the property there is a timber hand gate which opens onto a flagged pathway which gives access to the entrance porch. The front garden is low maintenance and is predominately gravelled with timber fencing, flower border to one side and with a flagged pathway leading down the left-hand side to a timber hand gate which leads to the door to the kitchen and between the garage and house a further timber hand gate opens onto the rear garden. The rear garden has an area of composite decking with a timber spindled balustrade and this can be accessed from the dining room. There is a patio area with outside cold water tap and beyond this an area of astro turf with a gravelled border and at the foot of the garden there is an area planted with trees, flowers and shrubs. The former garage has been partly converted into a multipurpose room and has boarded and insulated walls and four ceiling light points together with a number of power points, the flat felted roof was replaced in 2024 and to one side there is a uPVC and double-glazed door.







ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has uPVC double glazing

Council Tax Band- C

Property tenure – Leasehold for the remainder of a 999-year lease commencing the 01/01/1966 with an annual ground rent of £10.

Directions- Using satellite navigation enter the postcode HD5 0AF

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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