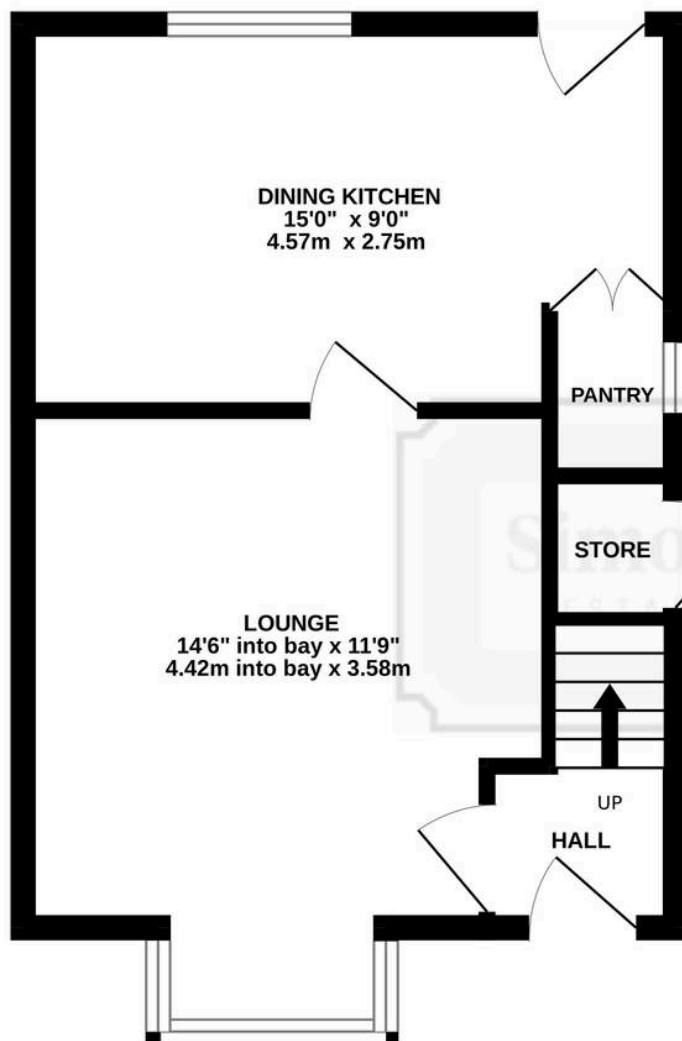




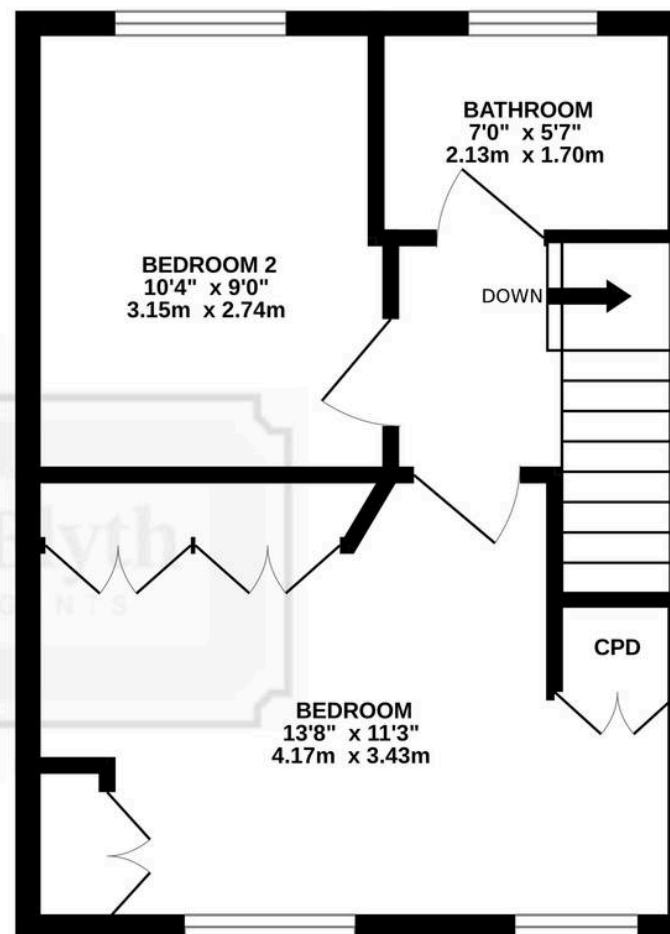
Sunnymead, Waterloo
Huddersfield, HD5 9XR

Offers in Region of **£170,000**

GROUND FLOOR



1ST FLOOR



SUNNYMEAD

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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23 Sunnymead

Waterloo, Huddersfield, HD5 9XR

SITUATED IN A QUIET CUL-DE-SAC SETTING IS THIS WELL PRESENTED, TWO BEDROOM, TERRACE HOME. SITUATED IN THE POPULAR RESIDENTIAL AREA OF WATERLOO, A SHORT DISTANCE FROM AN ARRAY OF AMENITIES AND IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS. THE PROPERTY HAS BEEN WELL MAINTAINED AND IMPROVED BY THE CURRENT VENDOR, AND BOASTS DRIVEWAY TO THE FRONT, OPEN-PLAN DINING-KITCHEN AND GENEROUS GARDENS TO THE REAR, WITH PATIO AND LAWN.

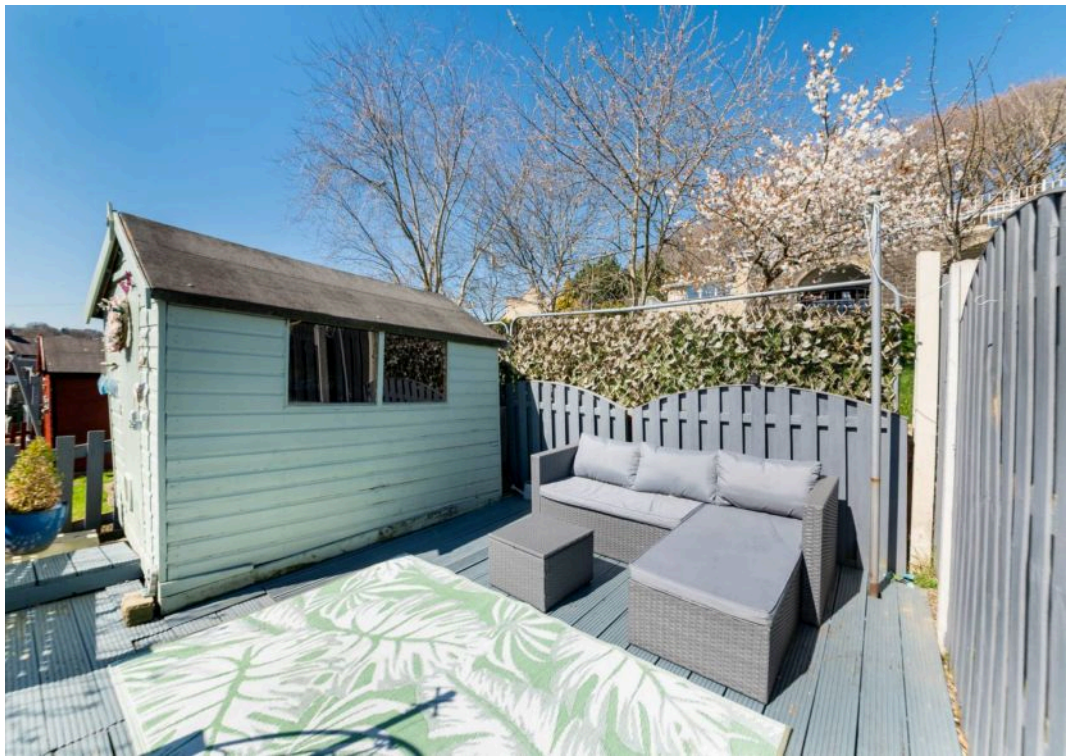
The property accommodation briefly comprises of entrance, lounge with bay window to the front and open-plan dining-kitchen with pantry to the ground floor. To the first floor there are two bedrooms and the house bathroom, bedroom one having fitted wardrobes and cabinets. Externally there is a block paved driveway to the front, with an externally accessed garden store, to the rear is a fabulous garden with flagged patio, lawn and a decked area.

Tenure Freehold.

EPC Rating D.

Council Tax Band A.







GROUND FLOOR

ENTRANCE

4' 0" x 3' 4" (1.22m x 1.02m)

Enter into the property through a double-glazed PVC front door with obscure glazed inserts and leaded detailing. There is a carpeted staircase with handrail rising to the first floor, a wall light point, a radiator, and a multi-panel door proceeding into the lounge.

LOUNGE

14' 6" x 11' 9" (4.42m x 3.58m)

The lounge enjoys a great deal of natural light which cascades through the double-glazed bay window to the front elevation. There is decorative coving to the ceiling, a decorative picture rail, a central ceiling light point, a radiator, a multi-panel timber and glazed door proceeding into the open-plan dining kitchen, and the focal point of the room is the attractive electric fireplace with decorative mantel surround set upon a raised hearth.

OPEN-PLAN DINING KITCHEN

15' 0" x 9' 0" (4.57m x 2.74m)

The dining kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate a single-bowl, composite sink and drainer unit with mixer tap over. There are built-in appliances, including a four-ring gas hob with canopy-style cooker hood over, an electric oven, and space and provisions for an automatic washing machine and tall standing fridge freezer unit. The kitchen features brick-effect tiling to the splash areas, a double-glazed window to the rear elevation offering pleasant views across the property's gardens, high-quality flooring, a ceiling light point, a double-glazed external door with obscure and stained glass inserts with leaded detailing to the rear elevation, and a useful understairs pantry (3'0" x 2'8") with fitted shelving and a double-glazed window to the side elevation.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel doors providing access to two double bedrooms and the house shower room. There is a loft hatch with drop-down ladder providing access to a useful attic space, decorative coving to the ceiling, a wall light point, and a wooden banister with spindle balustrade over the stairwell head.

BEDROOM ONE

13' 8" x 11' 3" (4.17m x 3.43m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the front elevation, a central ceiling light point, decorative coving, a decorative picture rail, a radiator, a useful bulkhead storage cupboard, and an array of fitted furniture including fitted wardrobes with overhead cabinets and display shelving.

BEDROOM TWO

10' 4" x 9' 0" (3.15m x 2.74m)

Bedroom two can accommodate a double bed with space for freestanding furniture. There is a double-glazed window to the rear elevation with pleasant views across the property's gardens, decorative coving to the ceiling, a decorative picture rail, a central ceiling light point, and a radiator.





HOUSE SHOWER ROOM

7' 0" x 5' 7" (2.13m x 1.70m)

The house shower room features a modern three-piece suite comprising of a fixed-frame shower with thermostatic rainfall shower and with separate handheld attachment, a low-level w.c. with push-button flush, and a pedestal wash hand basin with chrome monobloc mixer tap. There is tiling to the walls, tiled flooring, a panelled ceiling with extractor vent and ceiling light point, a double-glazed window with obscure glass to the rear elevation, and a chrome ladder-style radiator.

EXTERNAL

FRONT GARDEN

Externally to the front, the property features a block-paved driveway providing off-street parking. The front garden is low maintenance with a gravel bed, a flower and shrub bed, and a pathway leading to the front door and proceeding down the passage with access to an external coal house.

REAR GARDEN

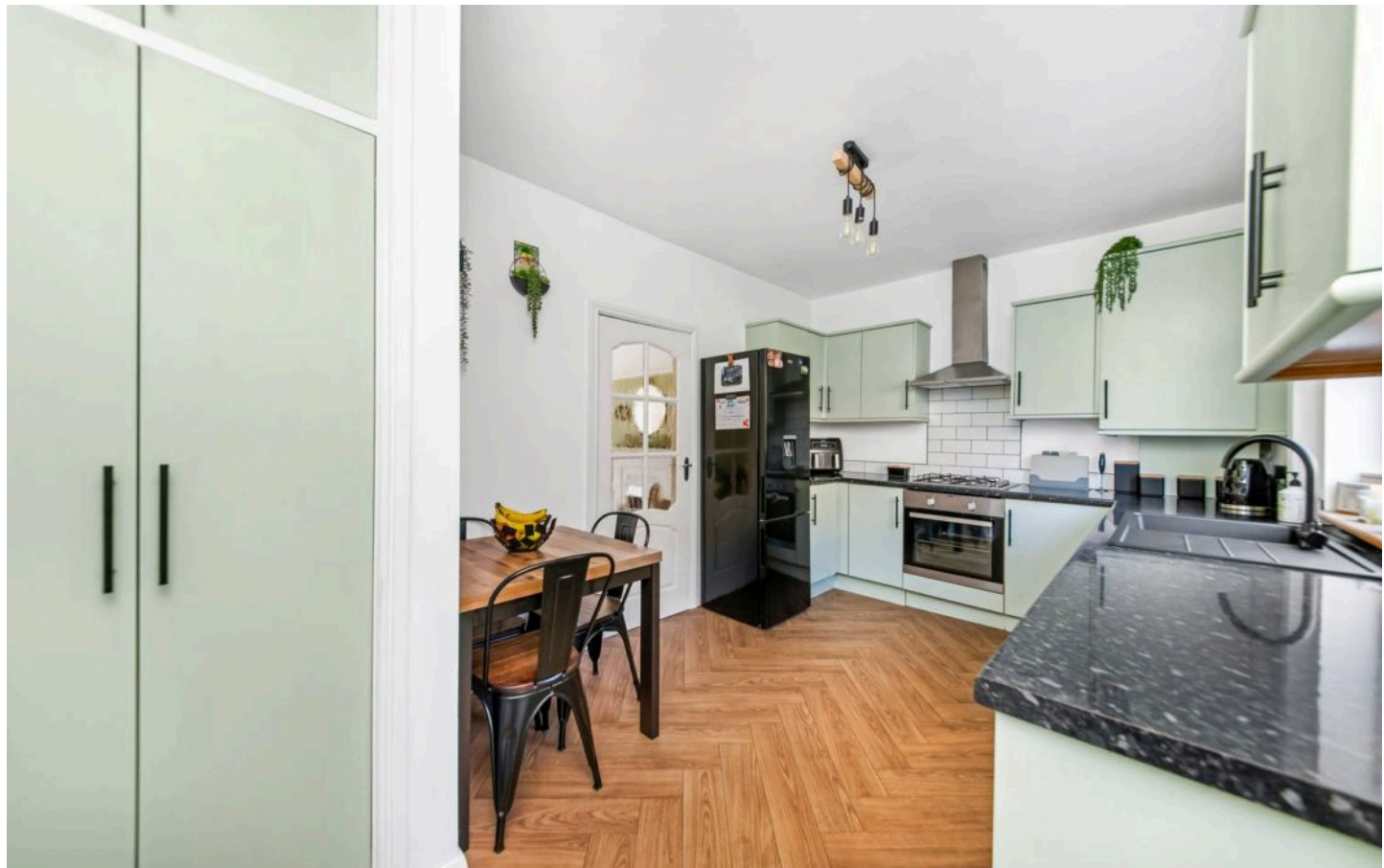
Externally to the rear, the property occupies a pleasant plot with lawn area and flower and shrub beds. There is flagged patio ideal for al fresco dining and barbecuing, and the area at the top of the garden is decked with fenced boundaries and space for enjoying the afternoon and evening sun. There is a hardstanding for a shed with lighting and power in situ, and an external security light.

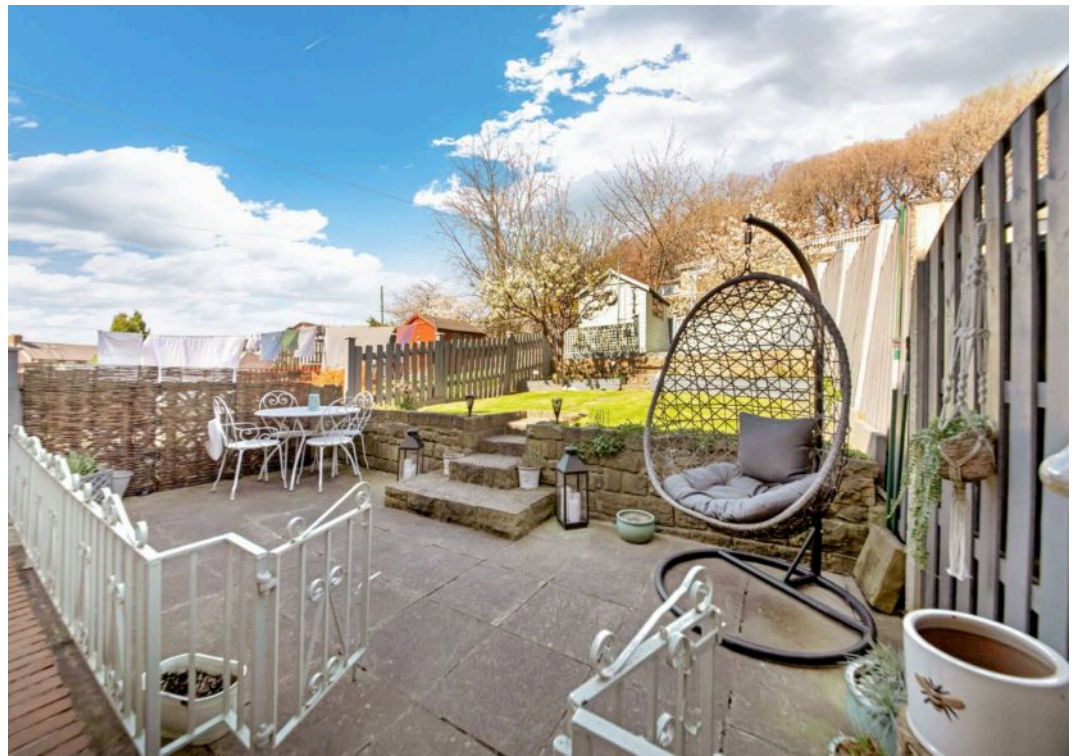
COAL HOUSE (7'7" x 3'3")

The coal house has lighting and power in situ.

OFF STREET

1 Parking Space





VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

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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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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