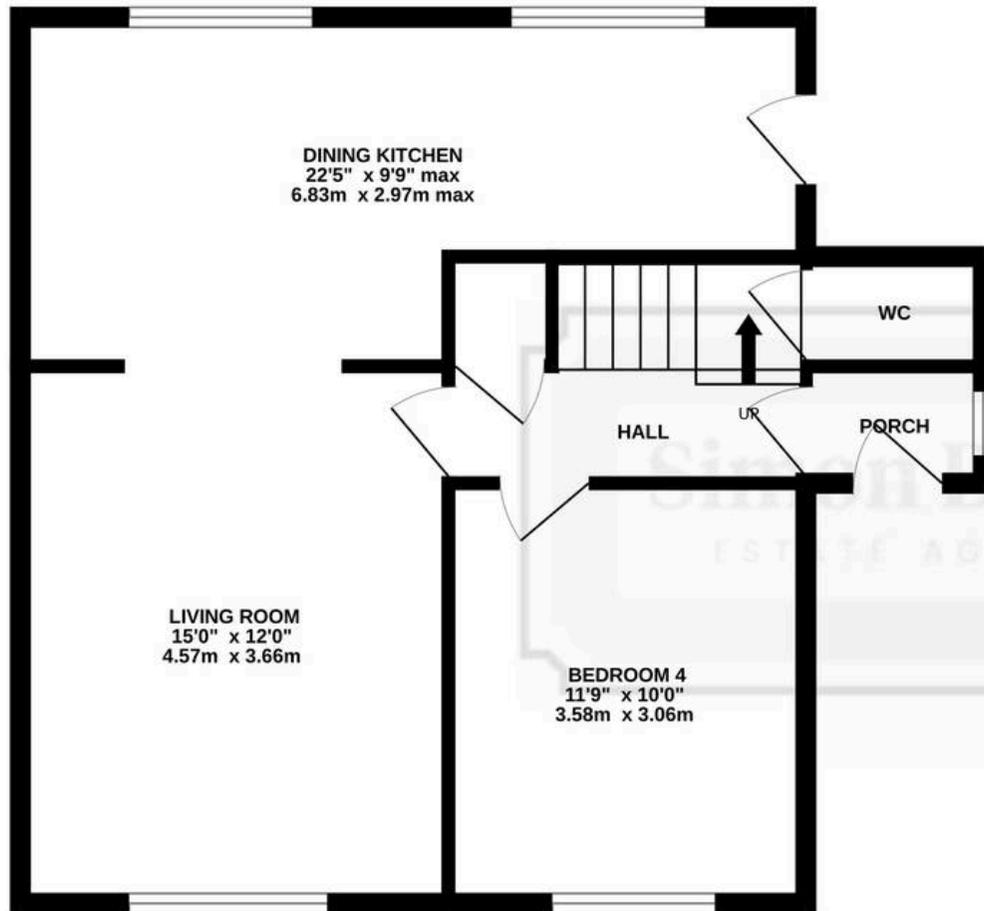




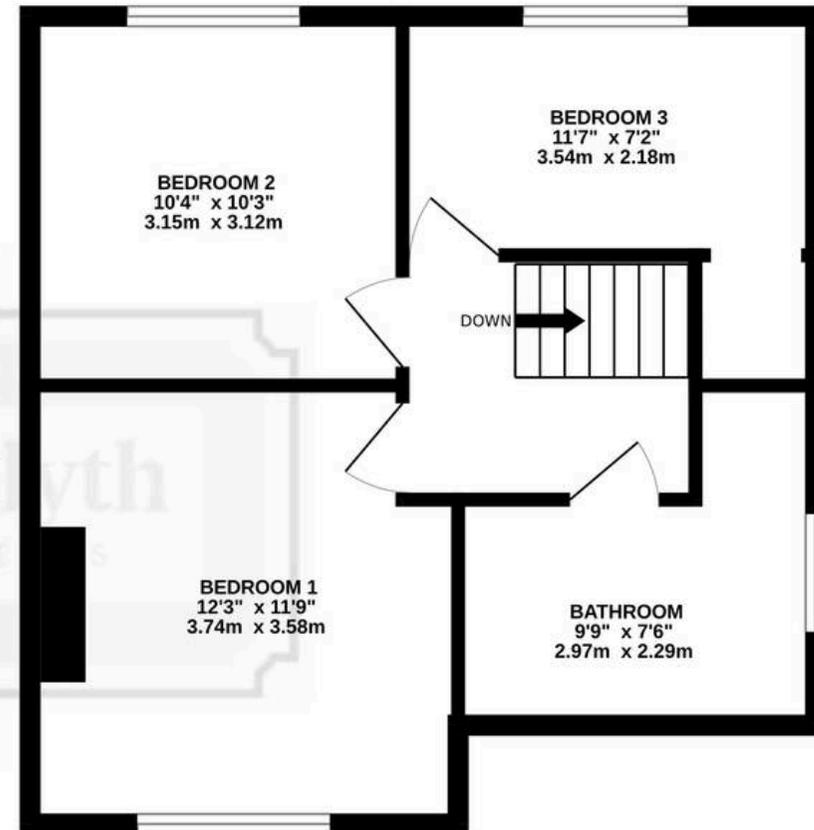
59 Waterloo Road, Huddersfield
Huddersfield

Offers in Region of **£230,000**

GROUND FLOOR



1ST FLOOR



WATERLOO ROAD

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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59 Waterloo Road

Huddersfield, Huddersfield

Available with vacant possession and no onward chain is this four double bedroom semi detached house located in a popular and established residential area close to local amenities and accessible for both M1 and M62. The property is ideal for a family with bedrooms to both ground and first floor. There is a gas central heating system, pvcu double glazing and briefly comprising to the ground floor, entrance porch, entrance hall, downstairs WC, living room, dining kitchen and bedroom. First floor landing leading to three further bedrooms and bathroom. Externally there are gardens to both front and rear with the rear garden backing onto a cul de sac where there is vehicular access to the garage and driveway.



Ground Floor Entrance Porch

With timber panelled door and timber and single glazed windows. From here a timber and frosted glazed door opens into the entrance hall.

Hallway

With ceiling light point, central heating radiator, new oak effect laminate flooring and to one side a staircase rises to the first floor with useful storage cupboard beneath. From the hallway access can be gained to the following rooms..-

Downstairs WC

4' 6" x 2' 7" (1.37m x 0.79m)

With a frosted pvcu double glazed window, inset ceiling down lighter, new oak effect laminate flooring, half tiled walls and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and low flush WC.

Living Room

15' 0" x 12' 0" (4.57m x 3.66m)

A well proportioned reception room which has a pvcu double glazed window looking out over the front garden, there is a ceiling light point, central heating radiator, new oak effect laminate flooring. As the main focal point of the room there is a feature fireplace with oak surround, marble inset and home to a gas fire which rests on a marble hearth. To the rear of the living room access can be gained to the dining kitchen.

Dining Kitchen

22' 5" x 9' 9" (6.83m x 2.97m)

As the dimensions indicate this is a generously proportioned room which spans the full width of the property and has plenty of natural light from two pvcu double glazed windows which look out over the rear garden and with a pleasant wooded aspect. There is a timber panelled and frosted glazed door to one side, central heating radiator, two ceiling light points and fitted with a range of matte grey base and wall cupboards, drawers, overlying worktops and with tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink with chrome mixer tap, four ring stainless steel gas hob with stainless steel extractor hood over and stainless steel electric oven beneath, integrated dishwasher, under counter space for washing machine and tumble dryer and cupboard housing a Baxi gas fired central heating boiler.



Bedroom Four

11' 9" x 10' 0" (3.58m x 3.05m)

A double room situated adjacent to the lounge with the downstairs WC just on the other side of the hallway. There is a pvcu double glazed window looking out over the front garden, oak effect laminate flooring, ceiling light point and central heating radiator.



First Floor Landing

With ceiling light point and loft access. From the landing access can be gained to the following rooms:-

Bedroom Three

11' 7" x 7' 2" (3.53m x 2.18m)

A double room with pvcu double glazed window looking out over the rear garden and with pleasant wooded aspect beyond, there is a ceiling light point, central heating radiator, new fitted carpet and recessed storage area with fitted shelving.

Bedroom Two

10' 4" x 10' 3" (3.15m x 3.12m)

This is situated adjacent to bedroom three and enjoys a similar aspect through a pvcu double glazed window, there is a ceiling light point, central heating radiator and new fitted carpet.

Bedroom One

12' 3" x 11' 9" (3.73m x 3.58m)

With a large pvcu double glazed window providing plenty of natural light and looking out over the front garden, there is a ceiling light point, central heating radiator, chimney breast and new fitted carpet.

Bathroom

9' 9" x 7' 6" (2.97m x 2.29m)

With a frosted pvcu double glazed window, floor to ceiling tiled walls, heated towel rail incorporating central heating radiator, inset ceiling down lighters and fitted with a four piece suite comprising panelled bath with mixer tap incorporating hand spray, pedestal wash basin, low flush WC and corner shower cubicle with fixed shower rose, hand spray and body jets.



GARDEN

To the front of the property there is an easterly facing garden which enjoys the morning sun and has lawned garden with planted trees and shrubs to the borders. There is wrought iron hand gate from Waterloo which opens onto a flagged pathway leading down the right hand side of the property where there is a crushed blue slate boarder with planted shrubs. A timber hand gate part way down leads to the rear which enjoys a westerly aspect and evening sunshine. There is a flagged patio which spans the width of the property together with an outside cold water tap and from here two steps lead down to a level lawned garden boarded by a flagged pathway with gravelled area and flagged patio at the foot. To one side there is a courtesy door to the garage and a timber hand gate giving access to the driveway.

Driveway

Access to the property is to the rear along the cul de sac which gives access to the tarmac driveway which provides off road parking and in turn leads to a single garage. Garage is 19' x 8'6", this has an up and over door, power, light, courtesy door, timber and frosted glazed window and a small bar area fitted to the rear of the garage.

LEASE

THE PROPERTY IS LEASEHOLD FOR 999 YEARS FROM 01/11/1965 WITH ANNUAL GROUND RENT OF £10



VIEWING For an appointment to view, please contact the Huddersfield Office on 01484 651878

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 Estate Agents

Simon Blyth Estate Agents, 26 Lidget Street - HD3 3JP

01484 651878

huddersfield@simonblyth.co.uk

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