

bramleys

For Sale

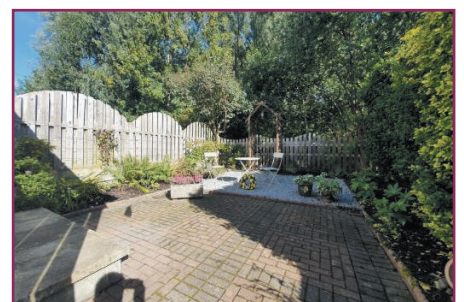
56 WATERLOO ROAD
WATERLOO
HUDDERSFIELD
HD5 0AF

RESIDENTIAL SALES

£175,000



- 3 BEDROOMS SEMI DETACHED
- 3 RECEPTION ROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- DRIVEWAY AND GARAGE
- GARDENS TO THE FRONT AND REAR
- AMENITIES NEARBY IN WATERLOO



Offered for sale with no upward chain is this well presented 3 bedroom semi detached family home. Having gas fired central heating, uPVC double glazing, 3 reception rooms, modern fitted kitchen and bathroom. The property would make an ideal purchase for the family buyer. Enjoying a wooded aspect to the rear, the property also has a driveway and garage which provide ample off road parking, together with garden areas to the front and rear. Situated in the popular area of Waterloo, which is conveniently located for access to an array of amenities including Gallagher retails park and Morrisons supermarket, together with well regard schooling and local transport links to Huddersfield town centre. An early internal inspection is highly recommended to appreciate the accommodation which comprises in brief:- entrance hall, kitchen, dining room, conservatory, lounge, first floor landing, 3 bedrooms and bathroom. Energy Rating: C

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

Enjoying plenty of natural light by way of a large frosted double glazed window. There is a central heating radiator.

Kitchen

3.61m x 2.21m max. (11'10" x 7'3" max.)

Being fitted with a range of matching wall and base units with working surface over. There is an inset 1½ bowl sink with side drainer and mixer tap, part tiled walls, space and plumbing for an automatic washing machine, 4 ring gas hob with over head extractor and double electric oven beneath. The kitchen also has ceiling LED downlights, central heating radiator and under stairs storage cupboard which houses the wall mounted combination boiler.



Dining Room

3.20m x 2.29m (10'6" x 7'6")

Having a central heating radiator, ceiling coving and a set of uPVC double glazed patio doors giving access to the conservatory.

Conservatory

3.66m x 2.46m (12'0" x 8'1")

Being of uPVC double glazed construction and having a fully tiled floor.

Lounge

5.11m x 3.71m max. /3.20m min. (16'9" x 12'2" max. / 10'6" min.)

This well proportioned reception room has 4 wall mounted light points and a living flame gas fire set into a marble backdrop and hearth with timber surround. There is ceiling coving and a central heating radiator.



FIRST FLOOR:

Landing

Having a uPVC double glazed window to the side elevation and a loft access point.

Bedroom 1

3.66m x 3.05m (12'0" x 10'0")

Having a bank of fitted wardrobes with sliding mirrored doors, central heating radiator and uPVC double glazed window.



Bedroom 2

2.97m x 2.97m (9'9" x 9'9")

Having fitted wardrobes, a central heating radiator and uPVC double glazed window.



Bedroom 3

2.26m x 2.24m (7'5" x 7'4")

Having a central heating radiator and uPVC double glazed window.



Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin with mixer tap and a jacuzzi style bath with mixer tap and hose attachment as well as a thermostatic Mira mixer shower with drench style shower head and hose attachment above. There are fully tiled walls, large central heated towel rail, inset LED downlights, uPVC double glazed window and a storage cupboard.



OUTSIDE:

To the front of the property there is a flagged patio area with well stocked mature shrub borders and to the rear there is a block paved patio seating area, low maintenance section of gravel and mature shrub borders. To the side there is a driveway which provides off road parking and gives access to the single detached garage.

COUNCIL TAX BAND:

B

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

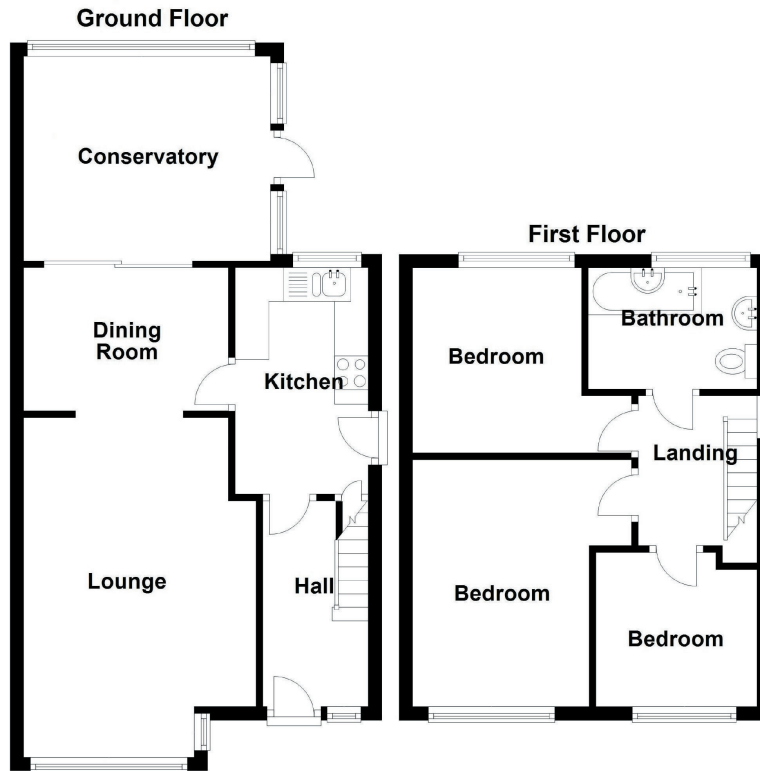
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A642). Proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the major traffic lights at Waterloo take the left hand lane turning left into Waterloo Road. The property will be found on the right hand side identified by a Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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