

64 Mountfield Road,
Waterloo HD5 8RA

OFFERS AROUND
£180,000



THIS FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY HAS BEEN NEWLY RENOVATED TO A HIGH STANDARD. HAVING SPACIOUS LOUNGE DINER WITH FEATURE FIREPLACE, SEPARATE KITCHEN, THREE SPACIOUS BEDROOMS, CONTEMPORARY HOUSE BATHROOM, OFF ROAD PARKING AND GARDENS TO FRONT AND REAR.

EPC: C
LEASEHOLD 999 YEARS FROM 1955
FEES £4.50 PER YEAR

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a partially glazed composite door into this welcoming entrance hallway, which has ample space to remove coats and shoes. Doors lead to the living room, kitchen and a staircase ascends to the first floor landing.

LIVING ROOM

This bright and airy living room is bursting with natural light courtesy of the dual aspect windows to the front and rear. There is plenty of space for living room and dining room items and a feature fireplace with electric fire gives the room a lovely focal point. The room has been decorated in neutral tones, has dual pendant lighting and carpeted flooring completes the room. A door leads to the entrance hall.



KITCHEN

This superb kitchen is located at the rear of the property and is fitted with a range of cream high quality wall and base units, wood effect roll top work surfaces with up stands, mosaic splash back and a stainless steel sink with drainer with mixer tap over. Integrated appliances include an electric oven and grill, four ring electric hob with extractor fan over and there is plumbing/space for a washing machine. The room is lovely and light with a rear facing windows looking out over the garden. Doors lead to the useful storage cupboard, entrance hall and rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hall into this spacious landing with side facing window. Doors lead to the three bedrooms and house bathroom.

BEDROOM ONE

Situated to the rear of the property, this well-proportioned double bedroom has been tastefully decorated in neutral tones and has a pleasant outlook over the garden from the rear facing window. A door leads to the landing.



BEDROOM TWO

Another excellent double bedroom which could accommodate a double bed in addition to free standing furniture. There is a front facing window which enjoys far reaching views and there is a continuation of the neutral decor. A door leads to the landing.



BEDROOM THREE

A further single bedroom can be found at the front of the property. This room also benefits from neutral decor and far reaching views. A door leads to the landing.



BATHROOM

This modern and stylish bathroom is fitted with a white three piece suite including bath with electric shower and glass screen, low level W.C and pedestal hand wash basin with mixer tap over. The room is partially tiled with attractive wall tiles, there is a chrome heated towel rail and spot lights complete the room. A rear facing glazed window fills the room with natural light and a door leads to the landing.

LOFT SPACE

Accessed via a ladder, having been partially boarded and with a Velux window this useful loft space can currently be used for additional household storage, however with the right planning and building regulations, could be converted into a fourth bedroom.

FRONT EXTERNAL AND PARKING

To the front of the property is a low maintenance raised bed, which could house pots to add a splash of colour. A tarmac driveway provides parking and leads to the rear garden, steps lead to the front door.



REAR EXTERNAL

To the rear of the property is a fantastic patio area which is ideal for housing free standing garden furniture in the summer months. There is also a large raised decked area which enjoys far reaching views out towards the green rolling hills, this is the perfect place to relax and enjoy the great outdoors. The addition of a raised bed creates the perfect place to plant shrubs and flowers adding a bit of colour.



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.

PAISLEY

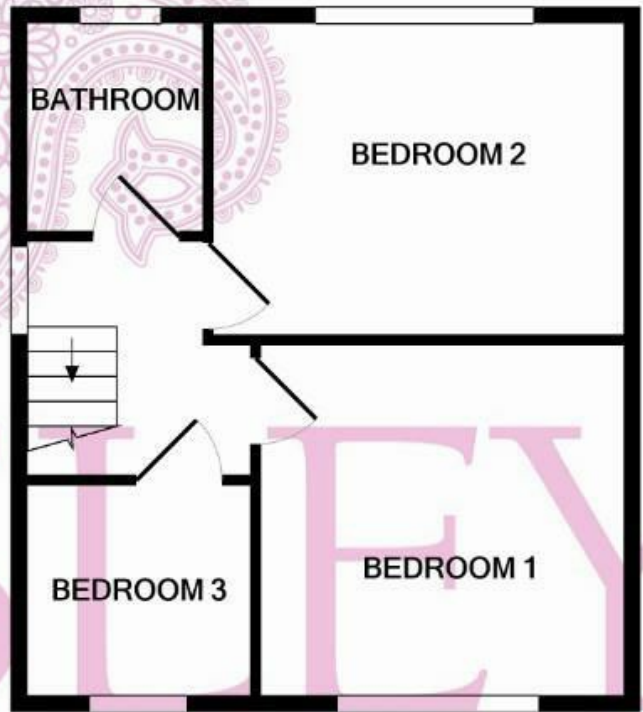
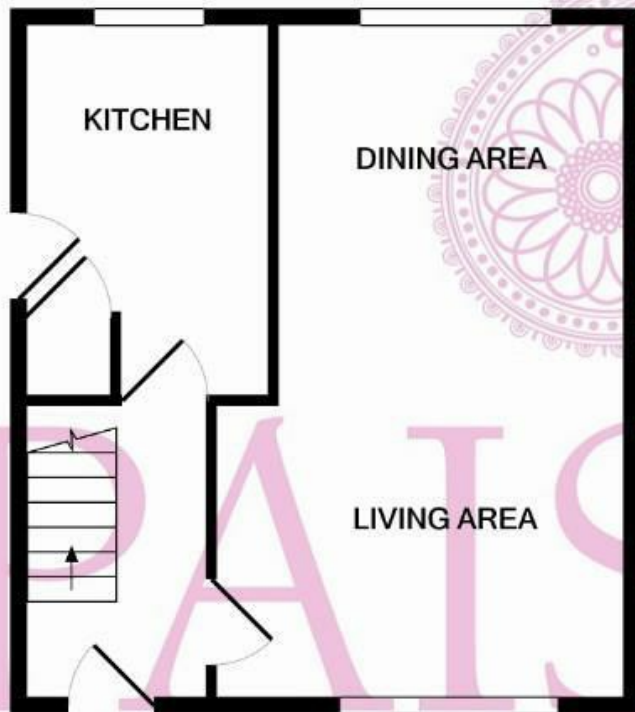
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

MORTGAGES

Liz Gill at our sister company, Paisley Mortgages, is available to offer clear honest whole of market mortgage advice. Liz runs a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice and is a Later Life Lending specialist. If you would like to speak to Liz please contact us on 01484 444188 to arrange an

appointment.

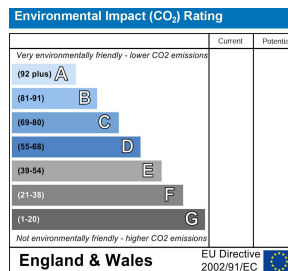
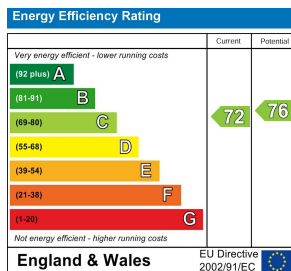
*Your home may be repossessed if you do not keep up repayments on your mortgage. *



GROUND FLOOR

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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www.paisleyproperties.co.uk

Skelmanthorpe Office:
17 Commercial Road,
Skelmanthorpe, HD8 9DA
t: 01484 443893

Almondbury Office:
75-77 Northgate,
Almondbury, HD5 8RX
t: 01484 443922

Mapplewell Office:
4 Blacker Road,
Mapplewell, S75 6BW
t: 01226 395404

