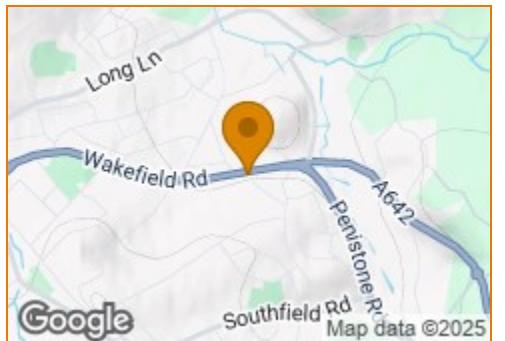


# BOULTONS

Terrain Map



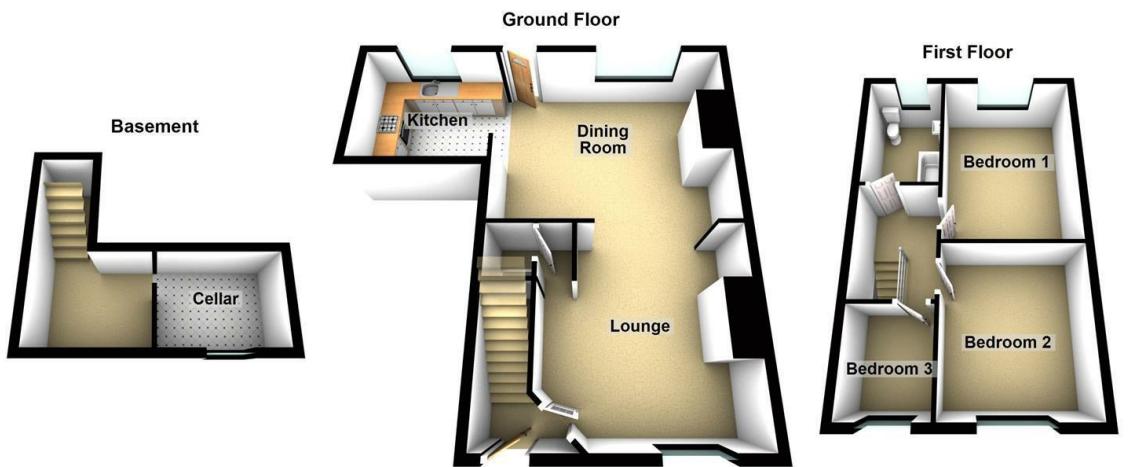
Hybrid Map



Terrain Map



Floor Plan

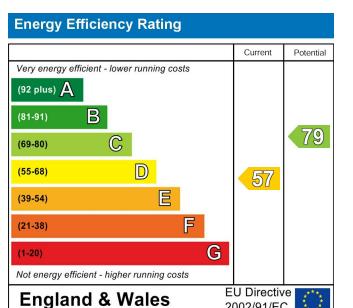


BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
Plan produced using PlanUp.

## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



## Wakefield Road

Waterloo, Huddersfield, HD5 8PY

Best Offers Around £189,995



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# Wakefield Road

Waterloo, Huddersfield, HD5 8PY

Best Offers Around £189,995



A delightful end terrace house offers a perfect blend of modern living and classic character. The property has been thoughtfully refurbished, ensuring it is "move in ready" for its new owners.

Boasting two very generous reception rooms, this home provides ample space for both relaxation and entertaining. The three well-proportioned bedrooms offer comfortable accommodation, making it ideal for families or those seeking extra room for guests or a home office. The bathroom is modern and stylish, featuring contemporary fixtures and fittings that enhance the overall appeal of the property.

One of the standout features of this home is the convenient parking for two vehicles, a rare find in many urban settings. The property is also free from any upper chain, allowing for a smoother purchasing process.

Situated in a very handy location, residents will benefit from easy access to local amenities, schools, and transport links, making it an excellent choice for those who value convenience. The spacious and practical layout of the home ensures that it meets the needs of modern living while retaining its character and charm.

In summary, this end terrace house on Wakefield Road is a wonderful opportunity for anyone looking to settle in a vibrant community with all the comforts of a contemporary home. Don't miss the chance to make this property your own.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

3'8" x 5'8"

Accessed via a newly installed composite double glazed front door with privacy glass inset and having a staircase

rising to the first floor, a central heating radiator and cloaks hanging.

#### LOUNGE

11'8" x 14'7" max plus lobby area by the cellar he

Enjoying good levels of natural light via the uPVC double glazed picture window positioned to the front elevation, two central heating radiators and spotlights within the ceiling. Internal doors lead through to the entrance lobby and the cellar head area.

#### DINING ROOM

17'6" max x 14'0"

With two central heating radiators, newly installed carpeted floor covering, a uPVC double glazed window to the rear elevation and a contemporary open plan arrangement adjacent to the lounge and kitchen.

#### KITCHEN

9'4" x 9'3"

The kitchen is fitted with a range of modern wall and base units in a beech style with stainless steel bar handle trim and contemporary working surfaces. Is further equipped with a fitted oven, four ring gas hob with a stainless steel splashback behind and glass and stainless steel extraction unit over. There is a stainless steel inset sink with drainer and matt black mixer tap over. A uPVC double glazed window and an integrated dishwasher along with plumbing for a washing machine. The kitchen walls are finished in a rustic brick design and there are ambient spotlights in the ceiling and a loft hatch giving access to the roof space above the kitchen extension which was not inspected at the time of the appraisal.

#### BASEMENT (LGF)

#### KEEPING CELLAR

9'3" x 6'5"

A useful storage area with a uPVC double glazed window adjacent to a light well with privacy glass inset, stone keeping table, electric meter and fuse board.

#### FORMER COAL STORE

3'5" x 8'0"

#### FIRST FLOOR

#### LANDING

7'0" x 8'2"

There is a loft hatch allowing access to the roof void (not inspected at the time of the appraisal) and a uPVC double glazed window positioned to the gable end of the property.

#### BEDROOM 1

11'9" x 10'1" max

There is a uPVC double glazed window to the rear elevation, a central heating radiator and spotlights within the ceiling.

#### BEDROOM 2

14'4" x 11'3" max

With a central heating radiator, a uPVC double glazed window to the front elevation and spotlights within the ceiling.

#### BEDROOM 3

7'0" x 7'11" max including the bulkhead

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

#### BATHROOM

9'5" x 5'8"

Featuring a panel bath with matt black mixer tap and shower over which includes a main rainfall shower-head and hand held shower attachment all complimented by a

Crittall - Japanese style splashscreen. Further fitted with a vanity hand wash basin with matt black mixer tap and a low flush wc. To complete the room is a contemporary black towel radiator and attractive tiled walls and flooring, spotlights in the ceiling and a uPVC double glazed window to the rear with privacy glass inset.

#### OUTSIDE

To the front and side of the property is an enclosed, low maintenance garden with flower beds and a flagged front garden with a central planted pocket behind wrought iron gate and railings. There is a pebbled area to the side of the house and to the rear is an enclosed, stone flagged, low maintenance garden with a good degree of privacy.

#### COUNCIL TAX

BAND A.

#### TENURE

We understand that the property is a freehold arrangement this should be checked by the incoming purchases conveyancer.

#### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

