



22 Mereside, Waterloo

Internal viewing is essential to fully appreciate this attractively presented mid-townhouse. It is situated in a convenient and popular setting with amenities close to hand and easy access to Huddersfield town centre. The spacious and flexible accommodation comprises: entrance hall, downstairs wc, open plan dining kitchen and garden room, integral garage, landing, first floor lounge, 4 bedrooms, bathroom and en-suite. The property is well presented throughout with a gas central heating system and uPVC double glazed windows. It features a driveway / parking area to the front of the house and an enclosed garden with purpose built garden office. The estate also benefits from a nearby playground and open space making it the perfect setting for a young family.

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GROUND FLOOR



Entrance Hall

With a glazed / composite entrance door to the front, laminated wood flooring, inset spotlights to the ceiling, central heating radiator, spindle staircase to the first floor with cupboard under and personal access door to the garage.

Downstairs WC

With low flush wc, pedestal washbasin, obscure glazed window to the front, partly tiled walls and central heating radiator.



Dining Kitchen



Dining Kitchen 16'3" x 11'1"

Fitted with a good range of modern base units and wall cupboards with laminated worksurfaces, 1 1/2 bowl composite sink unit with mixer tap, integrated oven, 4 ring gas hob with extractor over, dishwasher and fridge freezer, window to the rear, central heating radiator and laminated wood flooring leading through into the garden room.



Garden Room

With glazed double doors and windows to the rear garden, further full height windows to the side, velux rooflight to the angled ceiling and central heating radiator.

Garage 17'1" x 8'8"

With up and over door to the front, electric light and power supply, utility area at the rear with plumbing for washing machine.

FIRST FLOOR

Landing

With central heating radiator and further stairs to the first floor.



Lounge 16'3" x 10'10" (12'9")

A generous lounge with window and glazed double doors with "Juliette" balcony to the rear, feature fireplace with electric fire, central heating radiator.



Bedroom 2 14'1" x 9'8"

A double bedroom with window to the front and central heating radiator.



Bedroom 1 13'9" x 10'1"

A double bedroom with window to the front, bank of fitted wardrobes and central heating radiator.



Bathroom 6'4" x 6'3"

With modern three piece suite in white comprising low flush wc, pedestal washbasin and bath with shower over, partly tiled walls, obscure glazed window to the front, extractor, shaver point and heated towel rail.



En-suite 5'11" x 5'11" (8'8")

With three piece suite in white comprising low flush wc, pedestal washbasin and recessed shower cubicle, partly tiled walls, obscure glazed window to the rear, extractor and heated towel rail.

SECOND FLOOR

Landing

A further landing area with cupboard housing the hot water cylinder, central heating radiator and loft access hatch.



Bedroom 3 13'5" x 8'1"

Another double bedroom with window to the rear and central heating radiator.



Bedroom 4 8' x 7'9"

A single bedroom with window to the rear and central heating radiator.



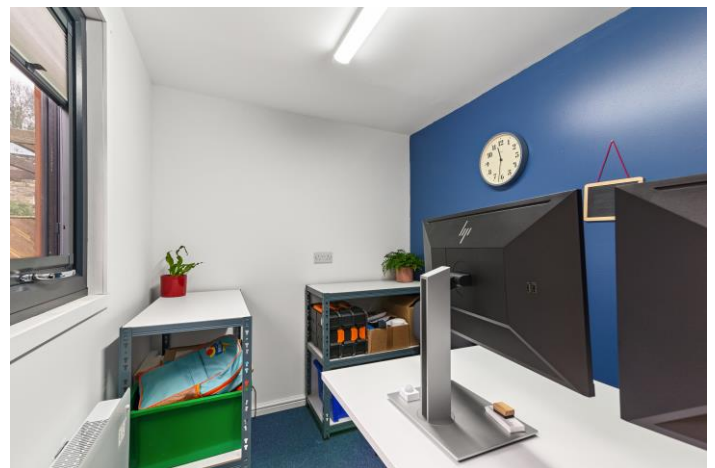
OUTSIDE

The property is located down a tarmac driveway with shared access over this driveway to adjacent properties. It owns the area directly in front where additional parking is possible. There is a further tarmac driveway / parking area directly in front of the house with access into the garage.



Rear Garden

The rear garden is lawned with a paved seating area and border. A path leads to the external office.



Office 9'3" x 6'2"

A purpose built office which provides a perfect space to work from home. It is clad in wood and features an electric heater, entrance door and window overlooking the garden. It is connected to the house's electricity supply and has its own dedicated wifi access point.

Viewing

By appointment with Wm Sykes & Son.

Please Note

Each of the properties on Mereside is subject to a charge which contributes to the maintenance of the playground area and grassland / amenity space located on the right as you enter the estate. The vendor informs us that this is currently circa £530 per annum.

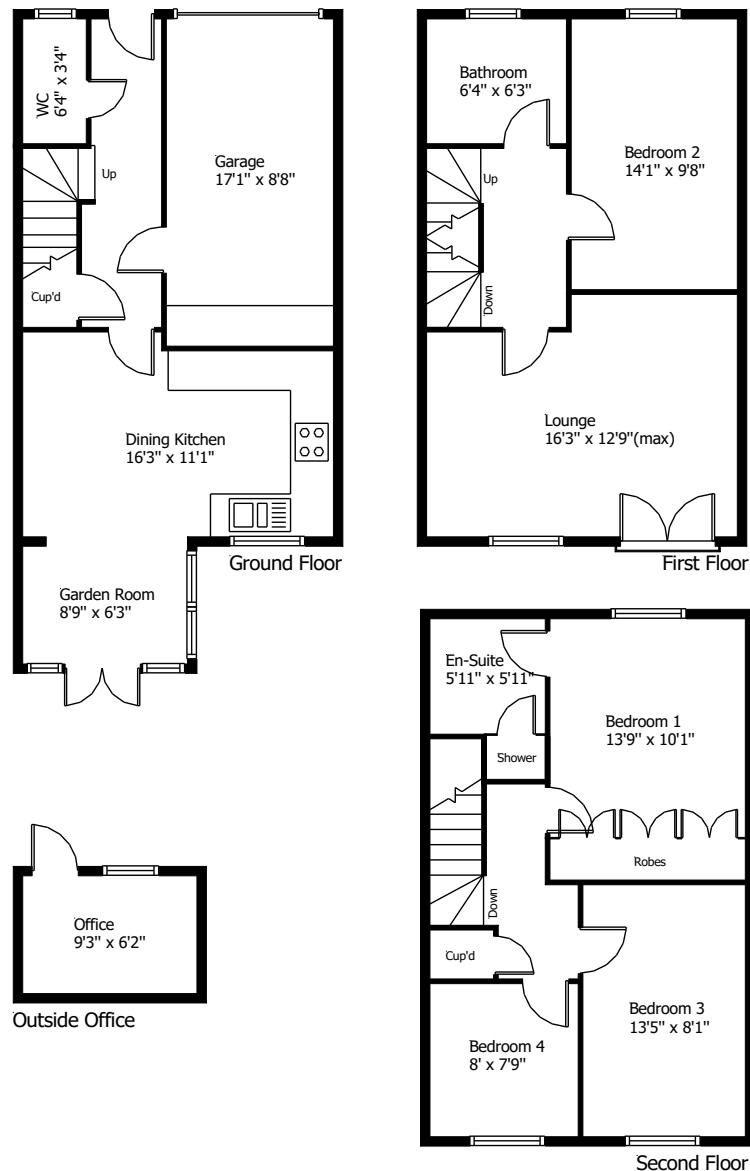
Additional Information

The property is Freehold. Council tax band D. Energy rating 78 (Band C). Ultrafast Fibre Broadband (Fibre to the Premises FTTP) is installed, mobile coverage at the property is offered by several providers.

Location

From Huddersfield take the A629 Wakefield Road to the traffic lights at Waterloo. Bear right at this junction onto Penistone Road (A629) and continue, passing the Morrisons Supermarket. Mereside will be found shortly after on the left hand side.

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