



cornerstone
ESTATE AGENTS

Penistone Road
Waterloo, Huddersfield



Penistone Road Waterloo, Huddersfield

Guide Price £200,000

SET BACK FROM THE MAIN ROAD IN AN ELEVATED PRIVATE POSITION IN THIS DETACHED THREE BEDROOM TRUE BUNGALOW WITH TWO RECEPTION ROOMS. HAVING ITS OWN GARAGE UNDERNEATH THE FRONT LAWNED GARDEN WHILST TO THE REAR THERE IS A VERY PRIVATE SOUTH FACING LAWNED GARDEN WITH AN ALFRESCO DINING TERRACE

The property is ready to move into having no upper chain.

The property briefly comprises, three double bedrooms, one of which is currently used as a reception room, separate sitting room, garden room and a quality fitted kitchen with integrated double oven, washing machine, fridge, freezer and gas hob. The bedrooms have fitted wardrobes and one has an ensuite wet room shower room with disabled access. There is also a house bathroom which has a bath with a shower over.

The location is enviable with Morrisons supermarket very close by as well as the doctors, pharmacist and on a good bus route into Huddersfield.



AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



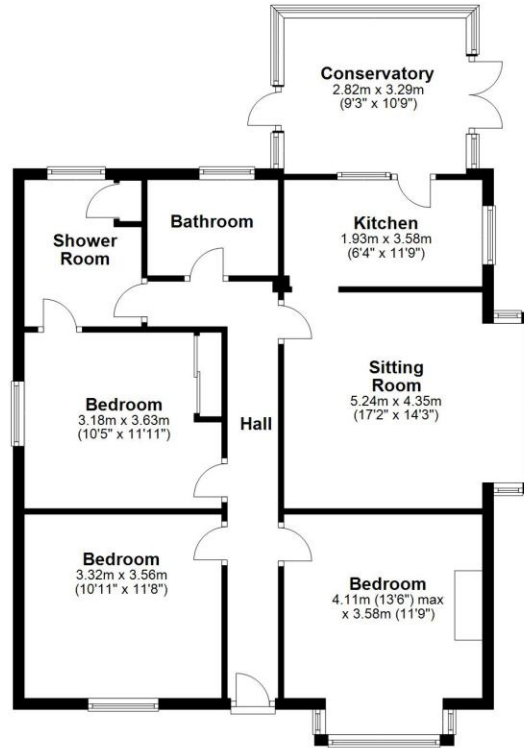






Ground Floor

Approx. 106.2 sq. metres (1142.7 sq. feet)



Total area: approx. 106.2 sq. metres (1142.7 sq. feet)